



39 Reginald Road, Bexhill on sea, East Sussex, TN39 3PH
£1,200 pcm



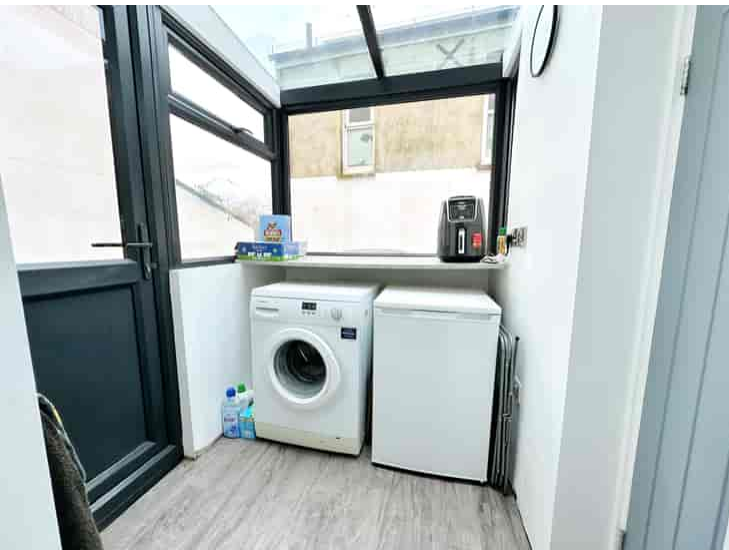


Property Cafe are delighted to offer this well presented terrace house to the lettings market. The property is ideally situated on a sought after residential road in the heart of Bexhill town centre, with its array of shops mainline railway station and seafront promenade. Internally the property comprises; A good size living room with separate dining room leading onto the modern fitted kitchen with integrated oven and hob, a utility area with washing machine and a downstairs W.C, stairs rising to the first floor offer access onto a modern white suite family bathroom with shower over bath, two good size bedroom and converted loft space. In addition the property benefit from gas fired central heating, wooden sash windows with partial double glazing, a refurbished low maintenance rear courtyard garden and front garden. The property is available to let mid December 2024 with children and pets welcome in this family home. Internal viewings are highly recommended and a minimum annual income of £36,000 is required to be eligible for this property. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 option 2.

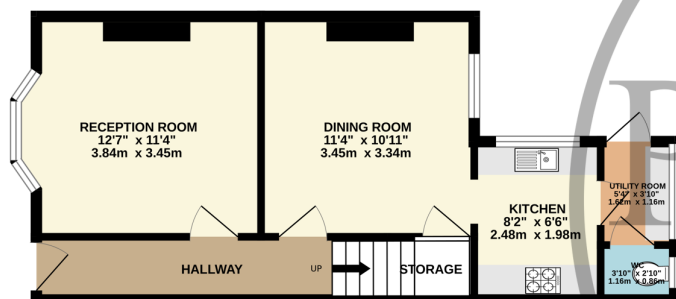
1x Weeks holding deposit = £276.92

5x Weeks Security deposit = £1,384.61

Minimum income required = £36,000



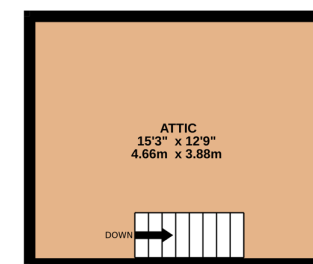
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 2
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1992
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (67)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Terraced house to let
 - Two double bedrooms
 - Two reception rooms
 - Modern fitted kitchen and separate utility room.
 - Modern fitted bathroom.
- Town centre location
 - Gas central heating
 - Converted loft room.
 - Low maintenance courtyard garden.
 - Available mid December.