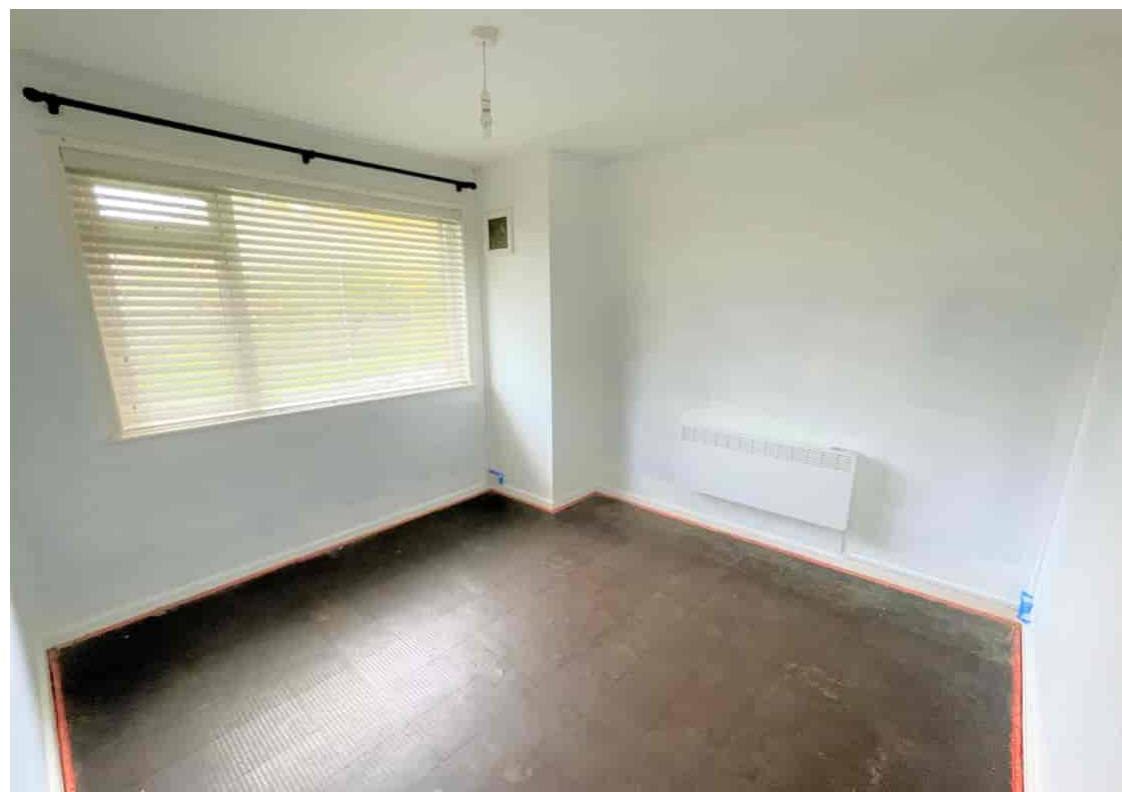




52a Downs Road, Hastings, East Sussex, TN34 2DZ
£1,100 pcm

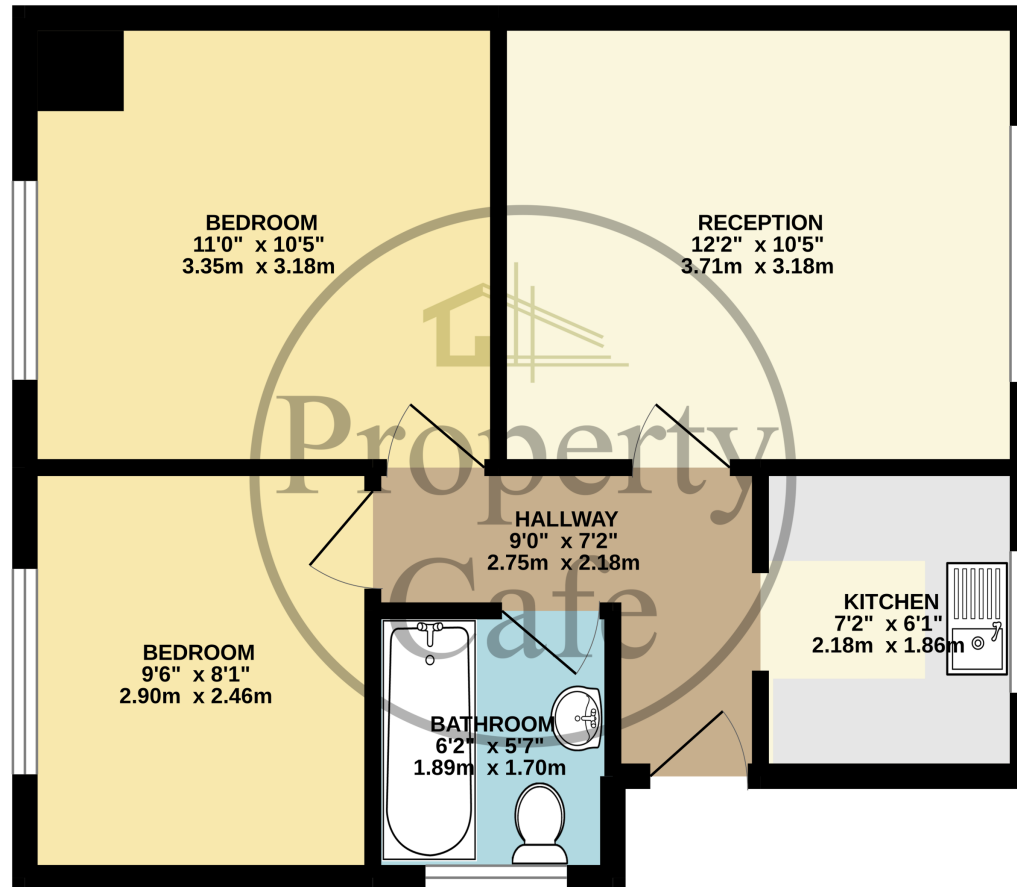




Property Cafe are delighted to offer to let this good size first floor flat situated in the sought after Blacklands area of Hastings with excellent transport links to Conquest Hospital, the A21, Hastings town centre and Ore village. Internally the property comprises; A private entrance hallway leading on to two good size double bedrooms, a modern family bathroom with shower over bath, a fitted modern kitchen and a spacious southeast facing lounge with ample space to relax and entertain guests. The property further benefits from full double glazing, electric heating, a private enclosed rear garden with external storage and ample on street parking. Children are considered and the property is available late July 2025 on a long let and a minimum annual income of £33,000 per household 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.



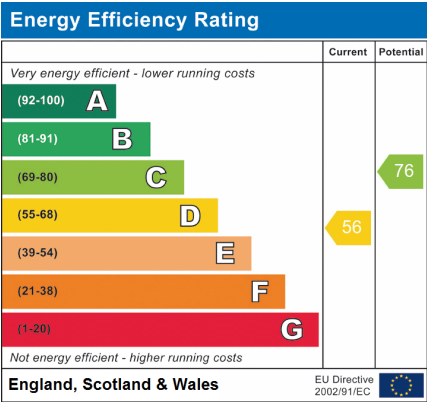
FIRST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (56)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.



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.

- First floor flat to let.
- Two double bedrooms.
- Private enclosed garden.
 - Private entrance.
- Sought after Blacklands location.

- Available late July 2025.
 - Spacious lounge.
 - Modern fitted kitchen.
 - Modern fitted bathroom.
- Electric heating and double glazing.