



Flat 2, 17 Upper Maze Hill, St Leonards-on-Sea, East Sussex, TN38 0LG  
£1,000 pcm







Property Cafe are delighted to offer to the lettings market this immaculately presented split level flat situated in the sought after Maze hill location, just a short distance to the mainline railway station, local amenities, bus routes and public gardens. Internally the property boasts bright and airy accommodation and in brief comprises; Secure communal hallway with security entryphone system and flat entrance hallway opening into the spacious open plan lounge/diner with large bay window and a modern fitted kitchen with integrated oven, hob, fridge/freezer and slimline dishwasher. Stairs descend onto the lower ground floor hallway with a large storage cupboard, A bright and airy double bedroom with large bay window and a modern four piece bathroom suite with large shower, separate bath, vanity sink and low level W.C. Additionally the property further benefits from Wooden single glazed sash windows, gas fired central heating, a spacious communal garden with large lawn and patio, a single allocated parking space and is available to let early October 2025. A minimum annual income of £30,000 per household and early internal viewings are highly recommended and for further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

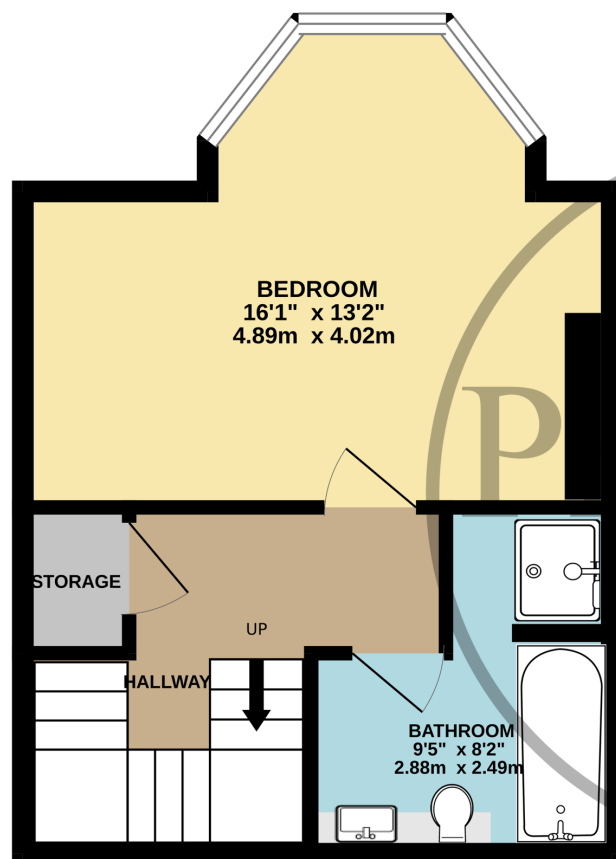
1x Week holding deposit = £253.85

1x Weeks security deposit = £1,153.85

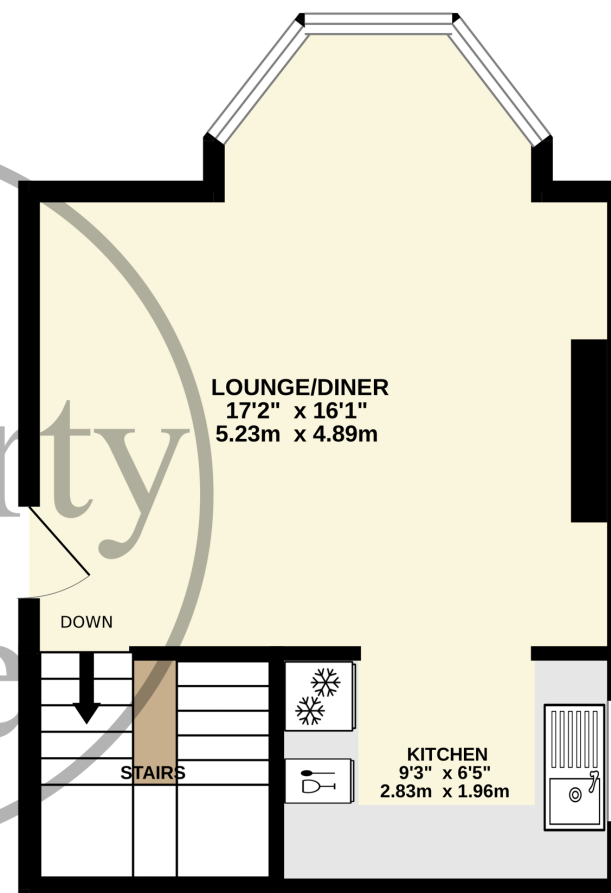
Minimum income required = £30,000.00



**BASEMENT**  
316 sq.ft. (29.4 sq.m.) approx.



**HALL FLOOR**  
333 sq.ft. (30.9 sq.m.) approx.




**TOTAL FLOOR AREA : 649 sq.ft. (60.3 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: 1  
Receptions: 1  
Council Tax: Band A  
Council Tax: Rate 1703  
Parking Types: Allocated. Off Street.  
Heating Sources: Central. Gas.  
Electricity Supply: Mains Supply.  
EPC Rating: D (64)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTP.  
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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.

- Spacious double bedroom with bay window.
  - Communal garden with patio and lawn.
    - Allocated off road parking space.
    - Sought after Maze Hill location.
  - Modern four piece bathroom suite.
- Bright and modern Integrated kitchen.
  - Open plan lounge/diner with bay window.
  - Wooden sash windows and gas central heating.
  - Bright and modern accommodation throughout.
    - Available early October 2025.