



11 Jameson Road, Bexhill-on-Sea, East Sussex, TN40 1EG  
£1,950 pcm





Property Cafe are delighted to offer this substantial Semi-detached house to the lettings market, situated in the heart of Bexhill town centre just a short distance to the seafront promenade, mainline railway station and the towns fantastic array of bars/restaurants and shopping. Internally this impressive size property has been arranged over three floors and in brief comprises; A spacious entrance hallway leading onto a large lounge with bay fronted window and feature fireplace, an impressive size kitchen and diner with built in appliances, a second reception or formal dining room, rear garden with patio and lawn, a good size utility room, Separate downstairs W.C, Basement storage area and stairs rising to the first floor landing offering access onto three spacious double bedrooms with en-suite bathrooms, a small office space. On the second floor there property offers a spacious double bedroom with ensuite bathroom, a spacious double bedroom with bay window, two offices and a modern family bathroom. Additionally the property has been decorated and carpeted in modern tones and benefits further from off road parking, gas fired central heating, full double glazing, and hosts pleasant period features such as high ceilings, ornate cornice and mouldings, feature fireplaces and leaded glass windows. This spacious family home is available now with a minimum annual income of £58,500 required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

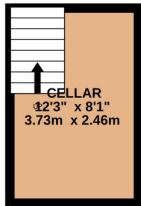
1x Week holding fee = £450.00

5x Weeks security deposit = £2,250.00

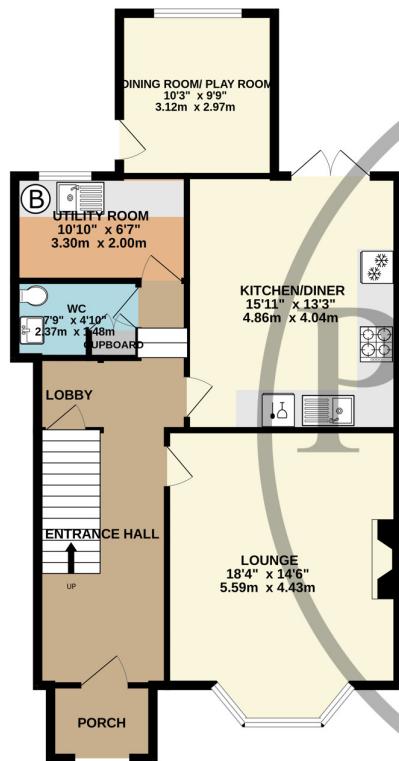
Minimum annual income required = £58,500



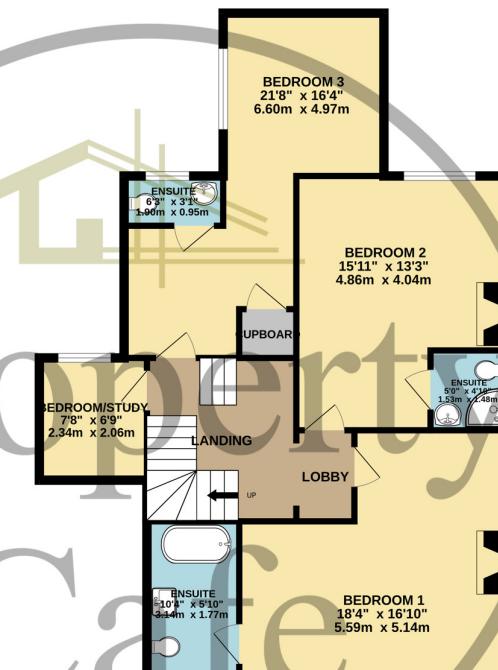
BASEMENT  
99 sq.ft. (9.2 sq.m.) approx.



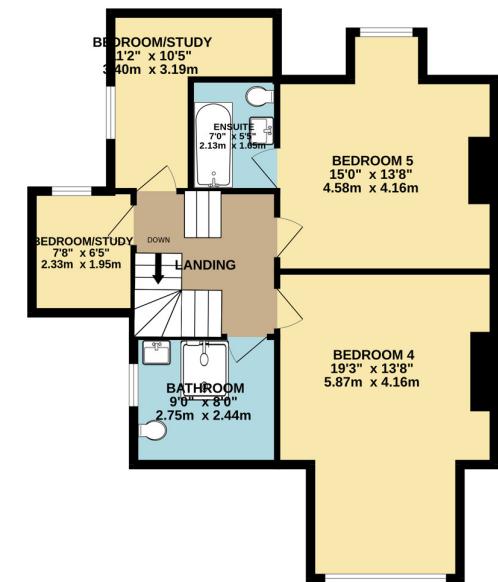
GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



2ND FLOOR  
718 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 2594 sq.ft. (241.0 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:** 5

**Receptions:** 2

**Council Tax:** Band F

**Council Tax:** Rate 3524

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

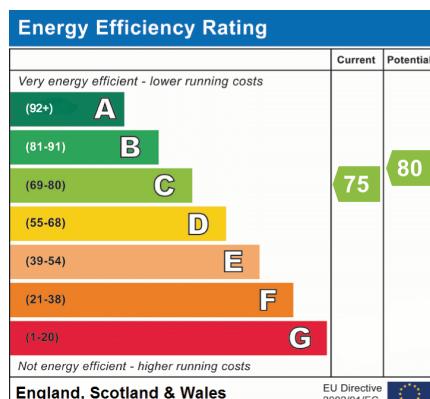
**EPC Rating:** C (75)

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Lateral living.





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.

- Substantial semi detached house to let.
- Five double bedrooms and three offices.
- Spacious bay fronted lounge and separate formal dining room.
- Modern integrated kitchen / dining room.
- Off road parking and private rear garden.
- Close to St Richards secondary school, seafront and railway station.
- Sought after town centre location.
- Four en-suite bathrooms and a family shower room.
- Ground floor toilet room and modern utility room.
- Sought after period features throughout.