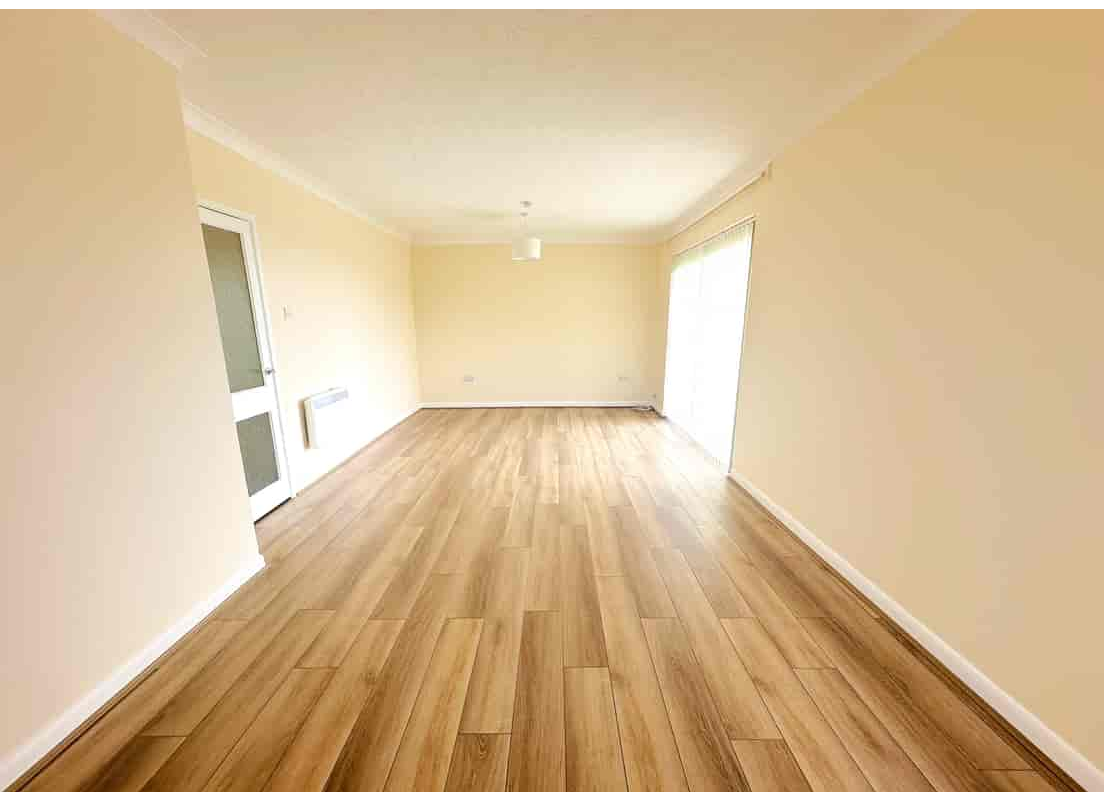




Heighton Close, Bexhill-on-Sea, East Sussex, TN39 3UT
£1,150 pcm





Property Café are delighted to offer to the lettings market this immaculately presented second floor flat situated in a sought after residential development in Cooden, and just a short distance to Little Common Village and Bexhill town centre with a wide range of amenities. Internally this property offers bright and airy accommodation throughout and in brief comprises; Spacious entrance hallway with airing cupboard and large storage cupboard, a modern white suite bathroom finished with marble tiling, a separate cloakroom toilet, two good size double bedrooms with South facing sea views across Bexhill, a spacious West facing lounge/diner offering ample space for relaxing and entertaining guests and a modern integrated kitchen with oven/hob and slimline dishwasher and a conveniently placed breakfast bar. This immaculately presented property has been finished to a high standard with neutral tones and benefitting from, electric heating, double glazing, a security entry phone system, ample on street parking, single en-bloc garage and a West facing balcony with far reaching views of Beachy head. A minimum annual income of £34,500 is required to be eligible for this property and internal viewings are a must to appreciate the space and location of the property. For additional information or to arrange your internal viewing, please contact our Bexhill Office on 01424 224488 Option 2.

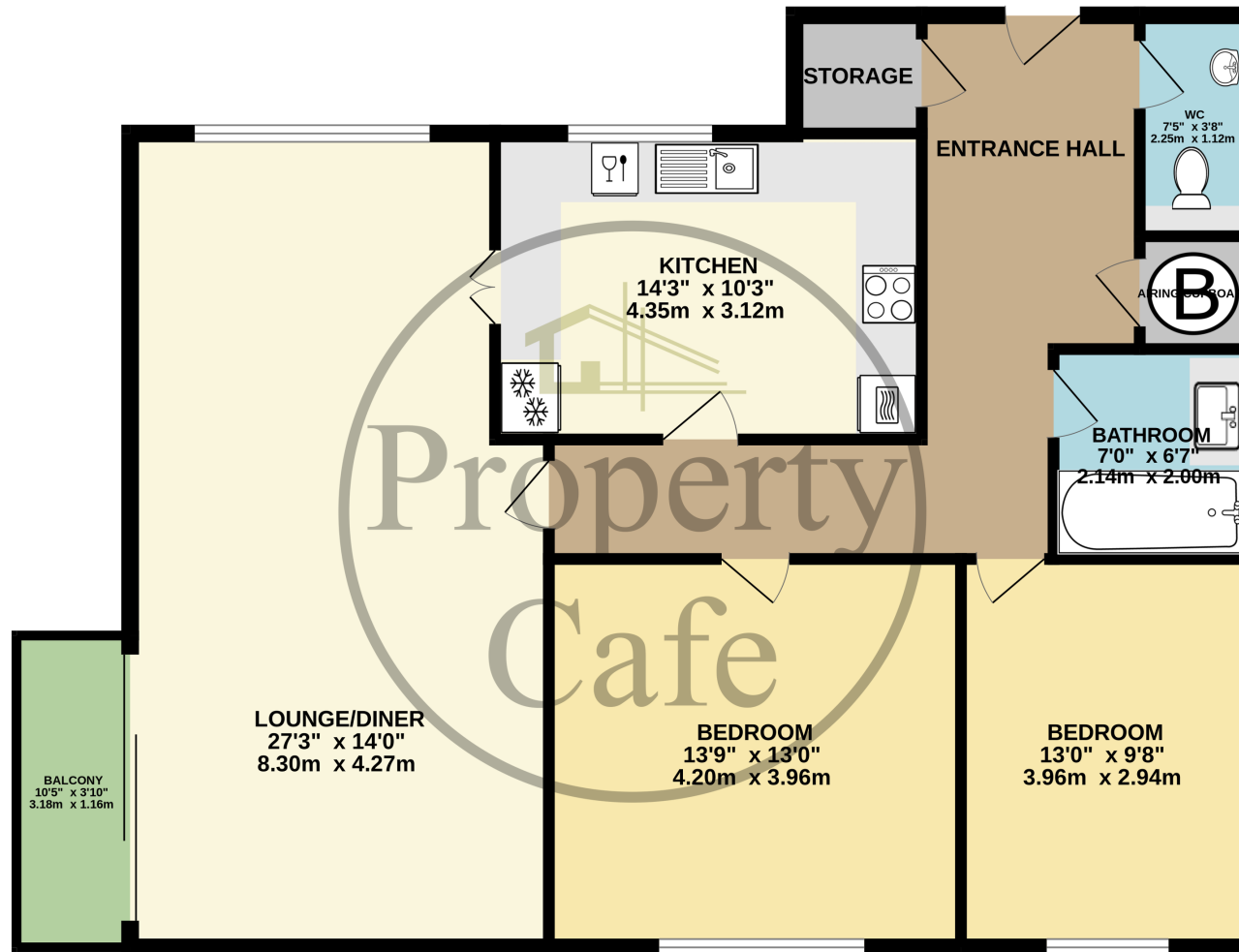
1 x week holding deposit = £265.38

5 x week security deposit = £1326.92

Minimum required affordability = £34,500 per annum



SECOND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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 C
Council Tax: Rate 2277
Parking Types: Garage. On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (63)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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.

- Second floor flat.
- Sought after Cooden location.
- West facing balcony with far reaching views.
- Two double bedrooms with sea views.
- Immaculately presented throughout.

- Available now.
- Double glazing and electric heating.
- Modern fitted kitchen with appliances.
- Modern bathroom with separate W.C.
- Ample on street parking and single en-bloc garage.

www.propertycafe.co



01424 224488