



133 South Undercliff, Rye, East Sussex, TN31 7HW  
£1,400 pcm







Property Cafe are delighted to offer to the lettings market this immaculately presented and newly renovated mid terraced house, situated just a short distance to Rye town centre, recreational grounds and the river Brede. Internally the property has been renovated throughout to a high standard and in brief comprises; Covered porch opening into the entrance hallway offering access onto a lounge, a separate dining room and modern fitted kitchen with integrated oven/hob, ground floor bathroom with walk in shower, bath, low level W.C and hand wash basin, the kitchen has a rear door leading into the low maintenance garden with newly fitted patio and artificial grass and a utility room with space for washing machine and tumble dryer and ample space for external storage. Stairs rising to the first floor landing offer access onto a single bed/study room and two good size double bedrooms and has been finished in neutral tones with carpet/laminate flooring. The property further benefits from gas fired central heating, double glazing, a driveway for one small car and the property is available now on a long let with a minimum annual income of £42,000 per household, 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.

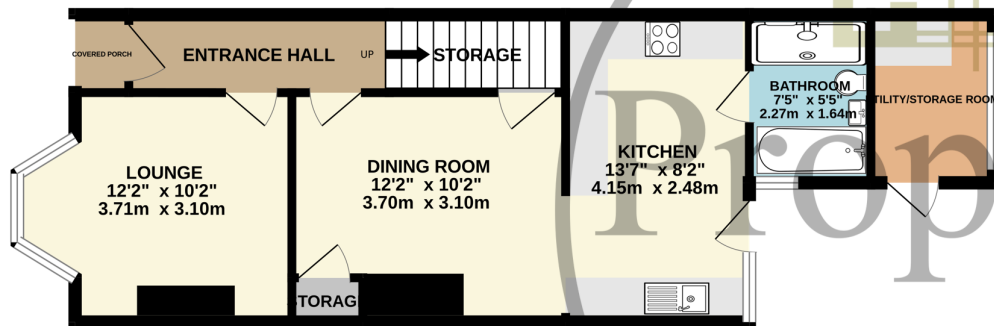
1x Week holding deposit = £323.07

5x Weeks security deposit = £1615.38

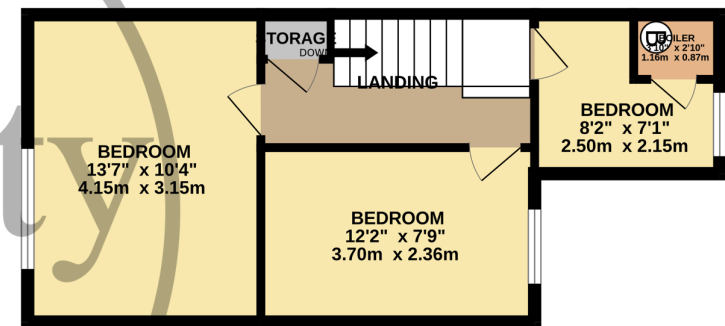
Minimum income required = £42,000



**GROUND FLOOR**  
485 sq.ft. (45.1 sq.m.) approx.



**1ST FLOOR**  
364 sq.ft. (33.8 sq.m.) approx.




**TOTAL FLOOR AREA : 849 sq.ft. (78.9 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: 3  
Receptions: 1  
Council Tax: Band C  
Council Tax: Rate 2277  
Parking Types: Driveway.  
Heating Sources: Gas.  
Electricity Supply: Mains Supply.  
EPC Rating: C (70)  
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		
(69-80) C	70	80
(55-68) D		
(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.

- Newly renovated throughout.
- Newly fitted modern kitchen.
- Newly fitted modern bathroom suite.
  - Three bedrooms.
  - Close to Rye town centre.

- Mid terraced house to let.
- Double glazing and gas central heating.
- Driveway and low maintenance rear garden.
  - Two reception rooms.
  - Available now on a long let.