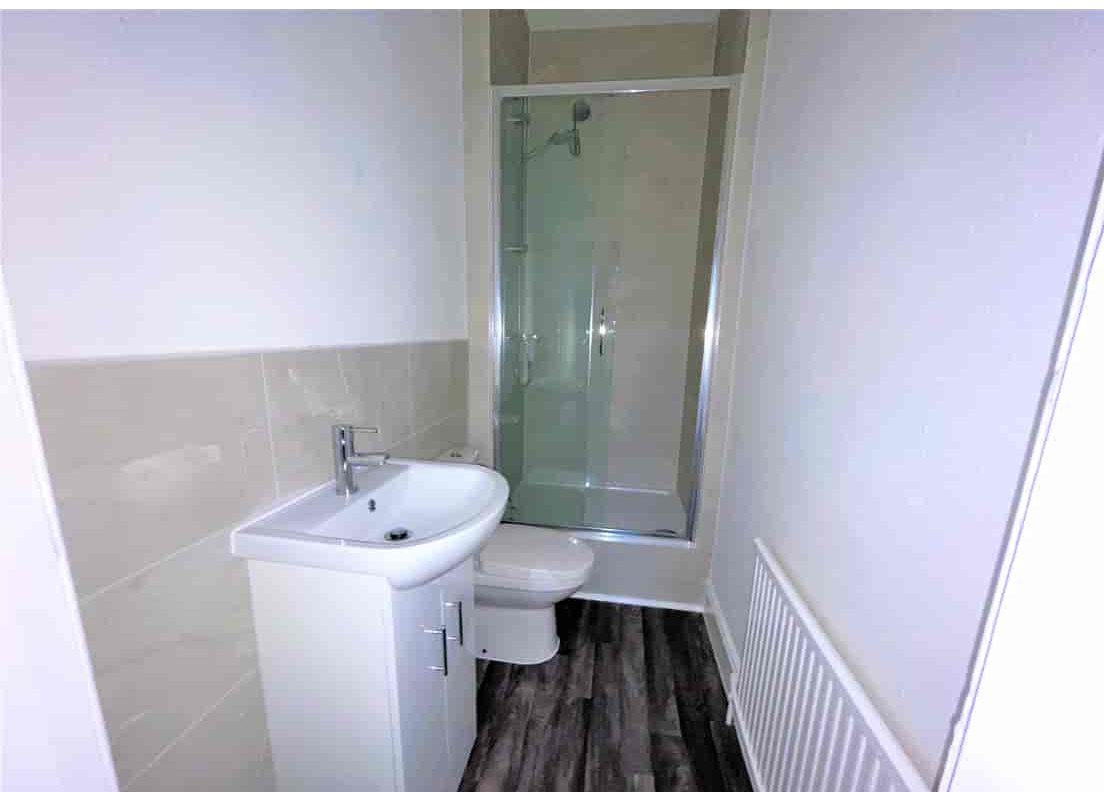




Flat 4, 6 Sedlescombe Road South, St Leonards-on-Sea, East Sussex, TN38
OTA
£650 pcm





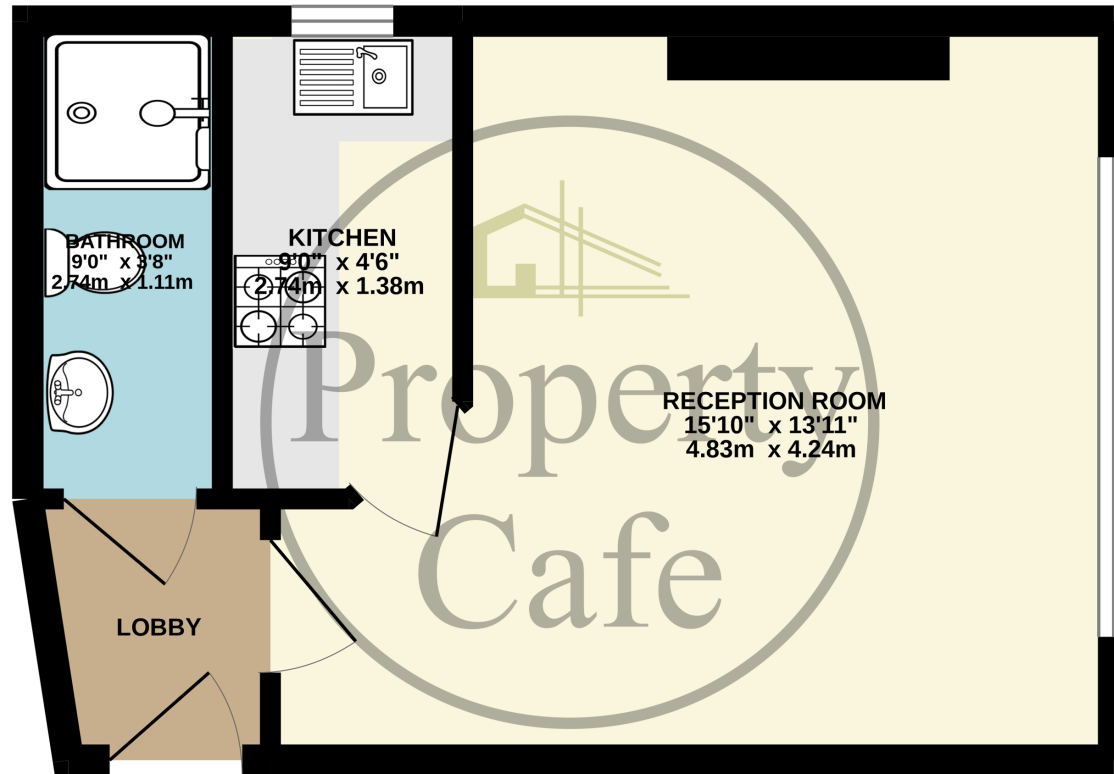
Property Cafe are delighted to offer this well presented, first floor studio flat to the lettings market, situated in the sought after Silverhill location this property benefits from an array of local shops, restaurants, bars and excellent transport links. The property comprises; A modern fitted kitchen with integrated oven and hob, a modern fitted white suite shower room with aqua paneling, a large studio space with ample room for your sleeping and living arrangements. The property further benefits from being decorated in modern tones with carpet and lino throughout, gas fired central heating, double glazing, a large bay window and sought after period features such as tall skirting, high ceilings and ornate coving. The property will be available late July with a flexible move in date and available on a long let with internal viewings highly recommended. A minimum annual income of £19,500 per annum will be required to be eligible for the property and for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £150.00

5x Week security deposit = £750.00

Minimum income required = £19,500

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.

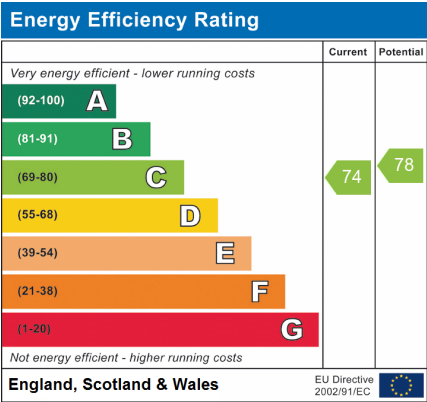


TOTAL FLOOR AREA : 278 sq.ft. (25.8 sq.m.) approx.

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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Receptions: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: No Parking Available.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
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.

- Large studio flat to let.
- Sought after silver hill location.
 - First floor converted flat.
- Gas central heating and double glazing.

- Close to local amenities.
- Modern fitted kitchen.
- Modern fitted shower room.
- Modern colour scheme throughout.