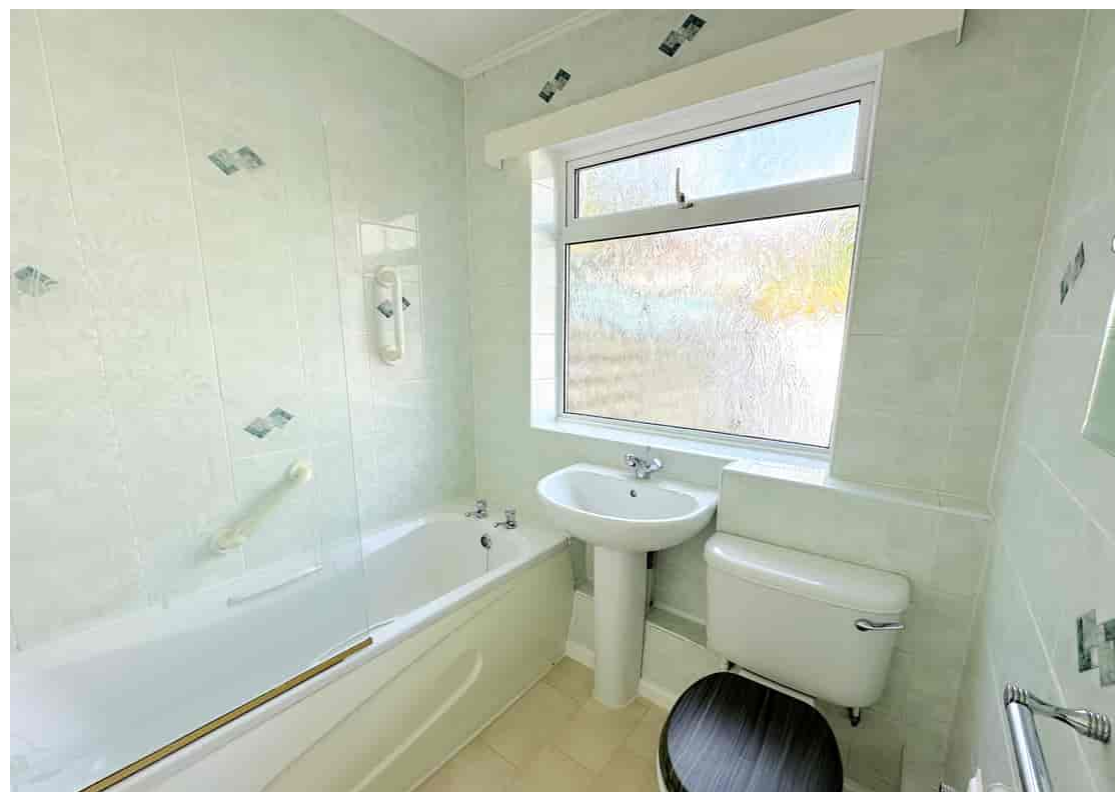




34 Eastwood Road, Bexhill-on-Sea, East Sussex, TN39 3PS
£1,350 pcm





Property Cafe red delighted to offer this immaculately presented semi-detached house to the lettings market, situated in a sought after residential location of Collington, just a short walk to Bexhill downs, local amenities and easy access into Bexhill town centre. Internally this family home offers bright and spacious accommodation and in brief comprises; Lawned front garden with covered porch leading into the spacious hallway with understairs storage cupboard, a very spacious lounge, a modern bathroom with low level W.C, hand wash basin and shower over bath, a modern fitted kitchen/breakfast room with a range of cabinets and space for freestanding appliances and rear side door offering access onto the low maintenance Westerly facing rear garden and stairs rising to the bright and spacious first floor landing offers access onto two good size double bedrooms and a large single bedroom. The property further benefits from double glazing, gas fired central heating, recently decorated neutral colour scheme and a combination of neutral carpet, laminate flooring, vinyl and is available to let now. A minimum annual income of £40,500 per household is required to be eligible with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

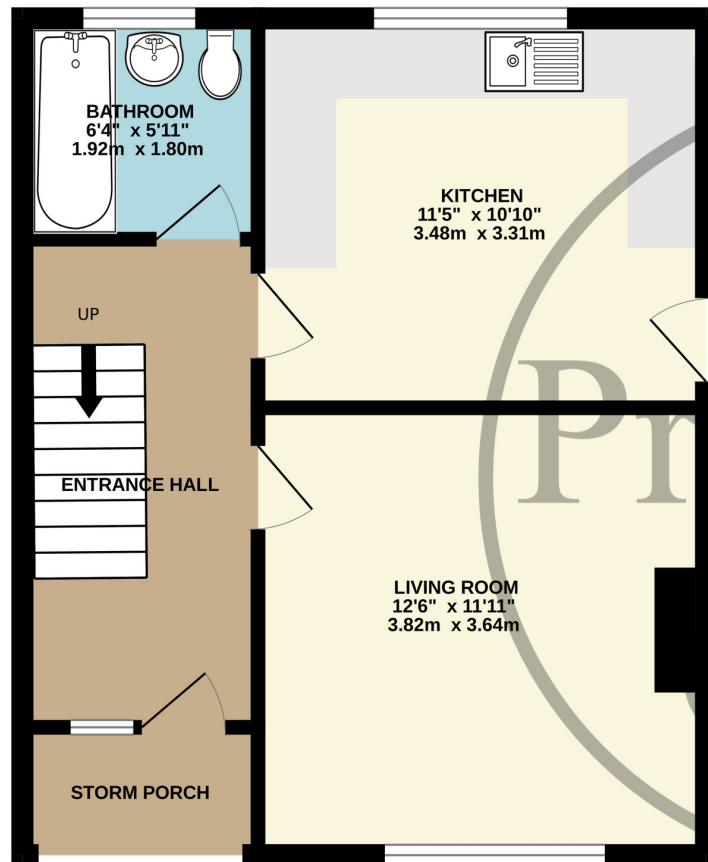
1x Week holding deposit = £311.53

5x Weeks security deposit = £1557.69

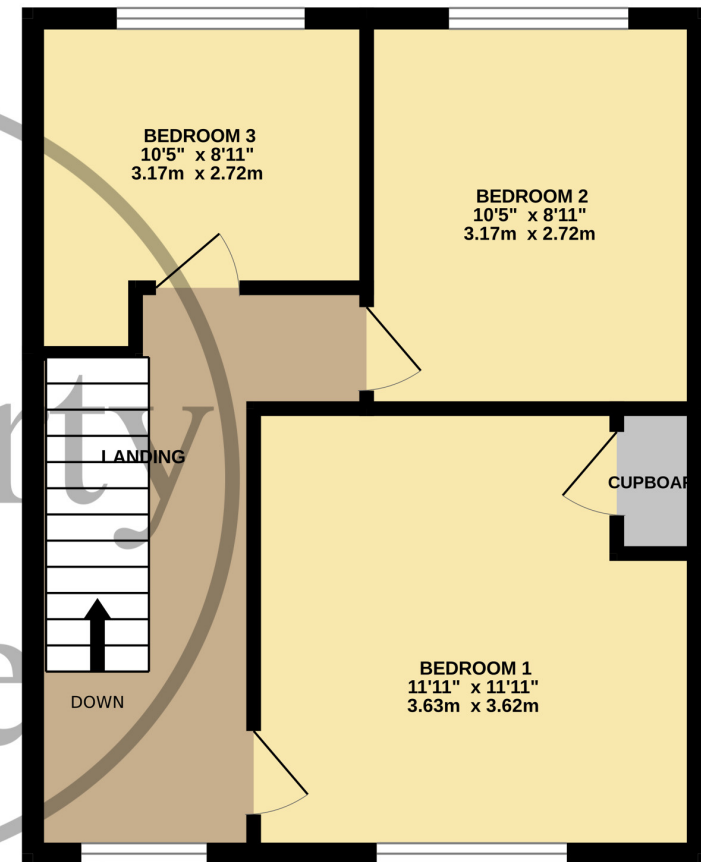
Minimum income required = £40,500.



GROUND FLOOR



1ST FLOOR



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 2268.73
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (62)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	81
(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.

- Sought after residential Collington location.
 - Semi detached house to let.
 - Three good size bedrooms.
 - Double glazing and gas central heating.
 - Low maintenance front and rear gardens.
- Spacious living room.
 - Modern kitchen/breakfast room.
 - Modern white suite bathroom.
 - Available to let now.
 - Close to local amenities.