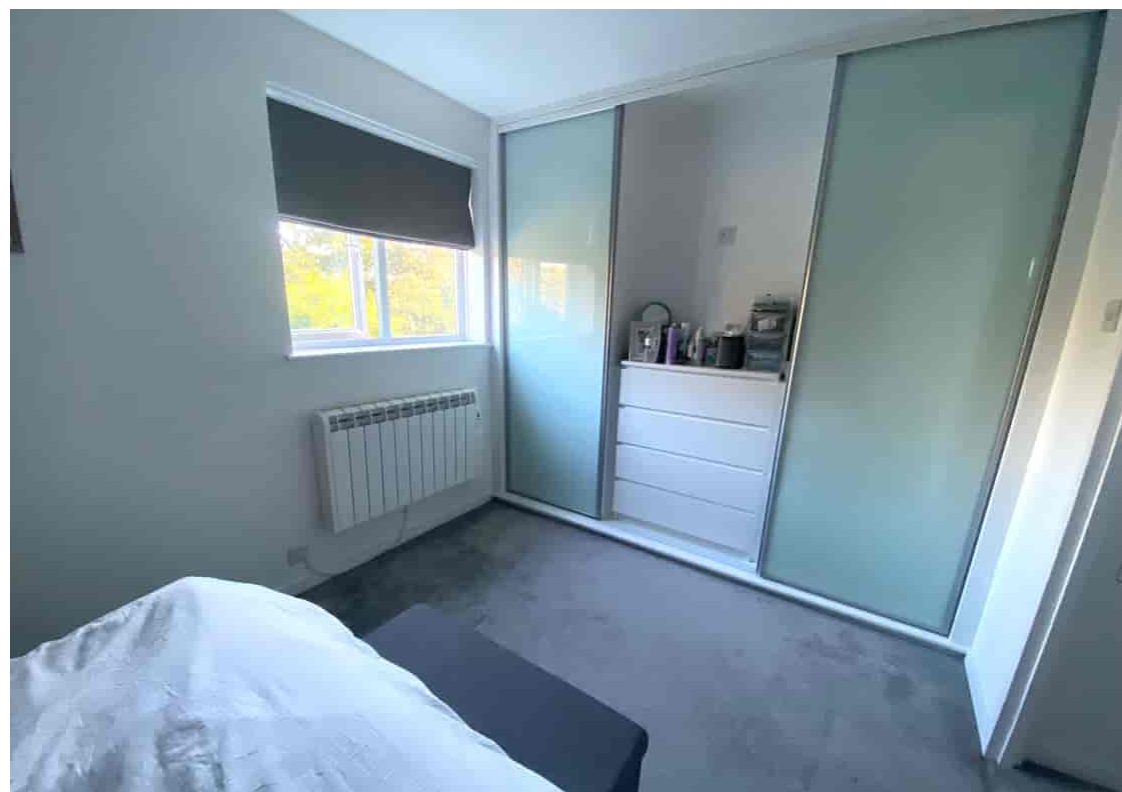
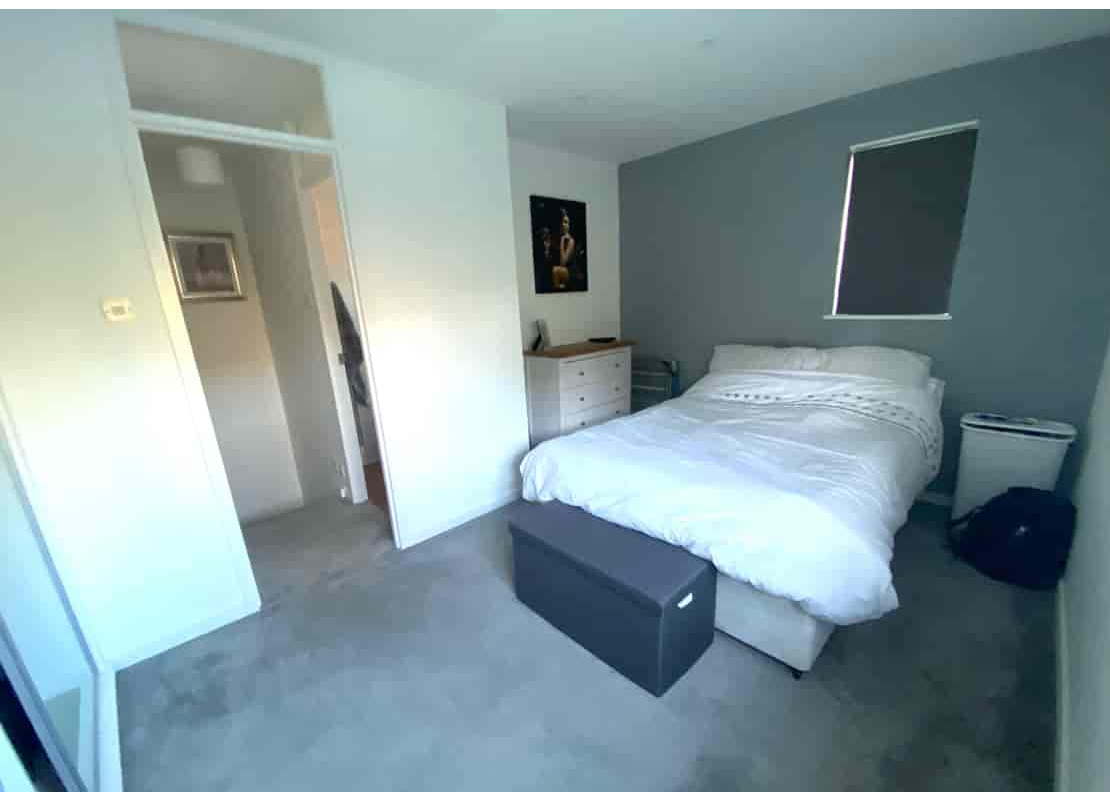




40 The Briary, Bexhill-on-Sea, East Sussex, TN40 2ET  
£950 pcm







Property Café are delighted to offer this beautiful house to the lettings market situated in a popular residential location, offering close proximity to the A259, Ravenside retail park and Bexhill hospital. Internally the property boasts a good size lounge-diner, Modern fitted kitchen with integrated oven, hob & fridge-freezer, a good size double bedroom with built in storage, a modern white suite bathroom and ample storage throughout. Additional the property further benefits from an allocated parking space, private lawned garden with patio, Electric heating, double glazing and a modern colour scheme. This fantastic property is available early October on long let and a minimum annual income of £28,500 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.

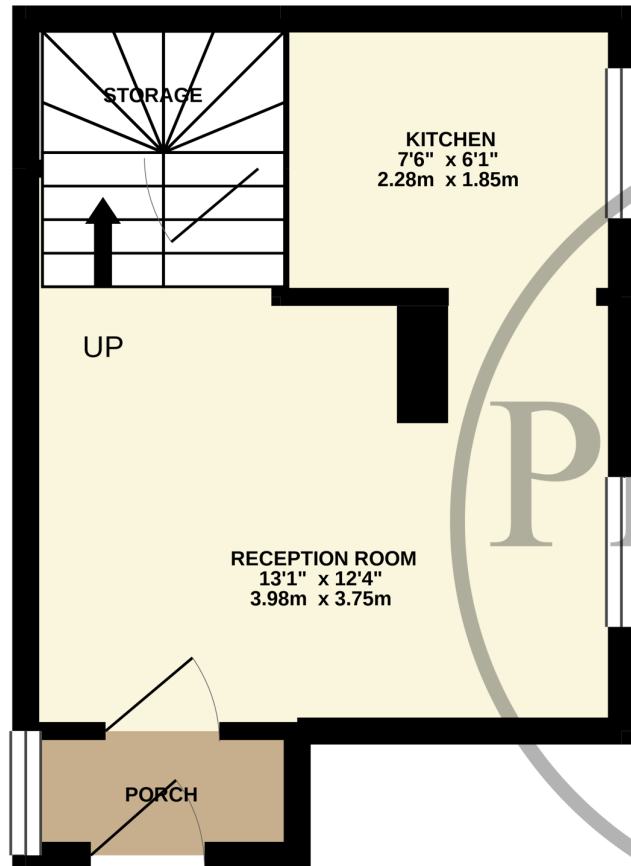
1x Week holding deposit = £219.23

5x Weeks security deposit = £1,096.15

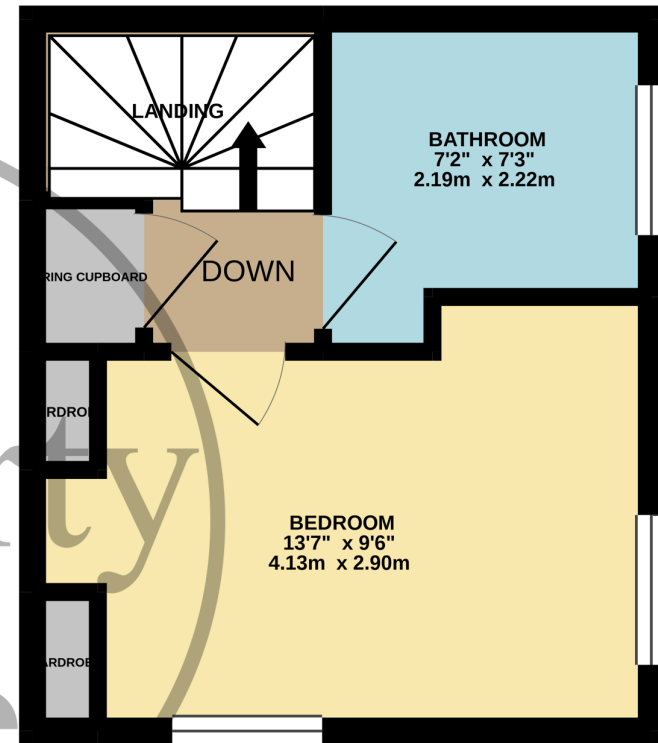
Minimum income required = £28,500



**GROUND FLOOR**  
217 sq.ft. (20.1 sq.m.) approx.



**1ST FLOOR**  
211 sq.ft. (19.6 sq.m.) approx.

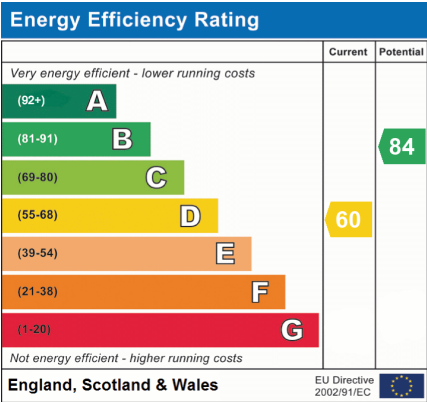


**TOTAL FLOOR AREA : 428 sq.ft. (39.8 sq.m.) approx.**

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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Bedrooms: 1  
Receptions: 1  
Council Tax: Band B  
Council Tax: Rate 1992  
Parking Types: Allocated.  
Heating Sources: Electric.  
Electricity Supply: Mains Supply.  
EPC Rating: D (60)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTC.  
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.

- Cluster house to let.
- Allocated parking space.
- Popular residential location.
- Good size double bedroom with storage.
- Modern kitchen with integrated oven/hob and fridgefreezer

- Available early October 2025.
- Garden with lawn and patio.
- Ample internal storage.
- Modern fitted white suite bathroom.
- Electric heating and double glazing.