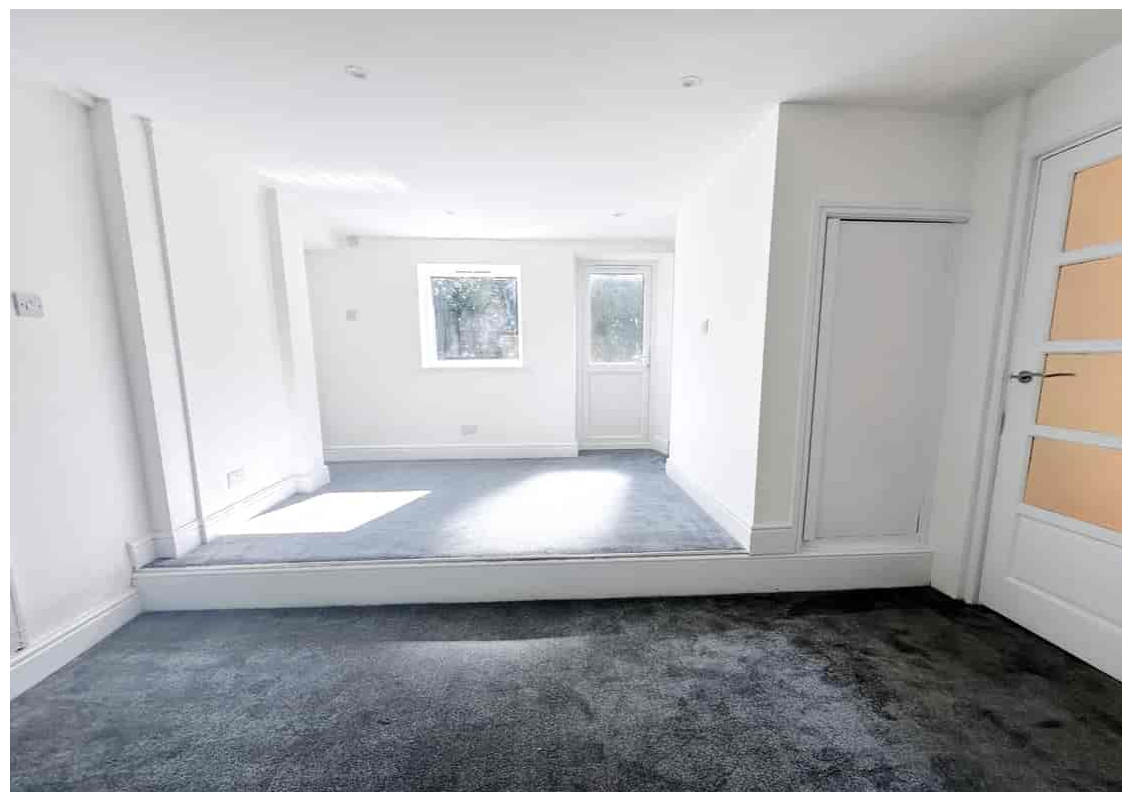




Gillsmans Hill, St Leonards-on-Sea, East Sussex, TN38 0SP
£1,575 pcm





Property Cafe are delighted to offer this recently refurbished detached family home to the lettings market, set in a sought after residential location close to transport links, schools and local amenities. Internally the property offers Entrance hallway leading onto a good size office/ guest bedroom, a large open plan lounge and diner with understairs storage cupboard, a modern fitted kitchen with integrated oven/hob, a utility room with ample space for appliances, a modern fitted white suite bathroom with shower over bath, vanity sink unit, low level W.C. Stairs rising to the first floor landing offer access onto three spacious double bedrooms and the master bedroom benefits from a roof garden. Additionally the property further benefits from double glazed Georgian style windows, gas fired central heating, a modern colours scheme throughout, an established front garden and rear courtyard style garden. This spacious family home is available now on a long let, with a minimum annual income of £47,250 per household required to be eligible. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

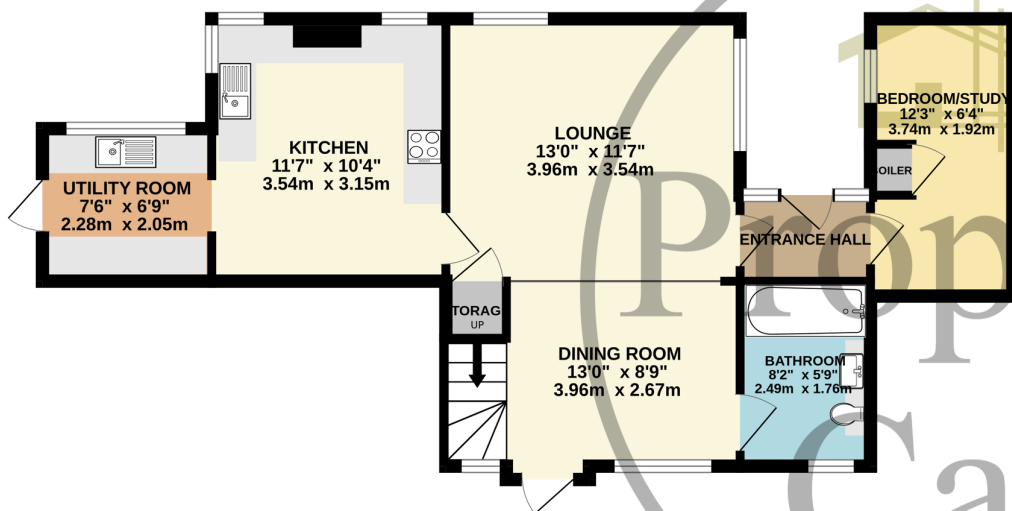
1x Week holding deposit = £363.46

5x Weeks security deposit = £1,817.30

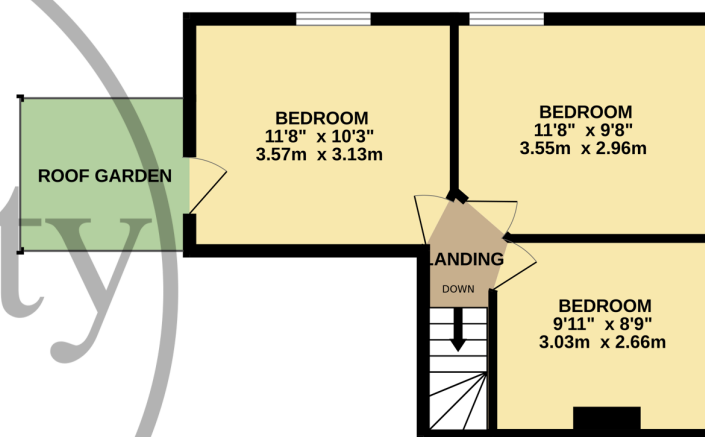
Minimum income required = £47,250



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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: 4
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2554
Parking Types: No Parking Available.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: E (44)
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		80
(55-68) D		
(39-54) E	44	
(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.

- Three/four bedrooms.
 - Detached house to let.
 - Spacious lounge/diner.
 - Double glazing and gas central heating.
 - Close to schools and local amenities.
- Modern fitted kitchen with oven/hob.
 - Modern fitted bathroom.
 - Modern utility/laundry room.
 - Modern colour scheme throughout.
 - Available now on a long let.