



17 Cookham Dene 11-15 Buckhurst Road, Bexhill-on-Sea, East Sussex, TN40 1RU
£1,050 pcm





Property Café are delighted to offer to let this well presented, second floor, purpose built apartment situated on the outskirts of Bexhill town centre within easy reach of local bars, restaurants, transport links and the mainline railway station. Internally the property boasts impressive size rooms and comprises; Two double bedrooms with built in wardrobe storage, a modern fitted shower room with low level W.C and hand basin, a modern fitted white suite bathroom with low level W.C and hand basin, a modern fitted kitchen with built in appliances and an impressive size lounge/diner with ample space for dining/relaxing and entertaining guests. The property benefits from a West facing balcony with pull down canopy, neutral decoration throughout, ample internal storage, double glazing, gas fired central heating and a security entry phone system. The property is available now on a long let and internal viewings are highly recommended. A minimum annual income of £31,500 per annum is required to be eligible for this property. For further information or to arrange your internal viewing, please contact Property Café today on 01424 224488 Option 2.

Holding deposit (1 Week) - £242.30

Security deposit (5 weeks) - £1,211.53

Minimum affordability (30x rent) - £31,500




GROUND FLOOR 807 sq. ft.
(75.0 sq. m.)



TOTAL FLOOR AREA : 807 sq. ft. (75.0 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: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2439
Parking Types: Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (78)
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	78	78
(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.

- Two double bedrooms with built in storage.
 - West facing balcony with canopy.
 - Double glazing and gas central heating.
 - Private cul-de-sac.
 - Modern fitted kitchen with appliances.
- Purpose built second floor flat.
 - Spacious lounge and diner.
 - Bexhill town centre location.
 - Modern fitted bathroom and separate shower room.
 - Available now on a long let.