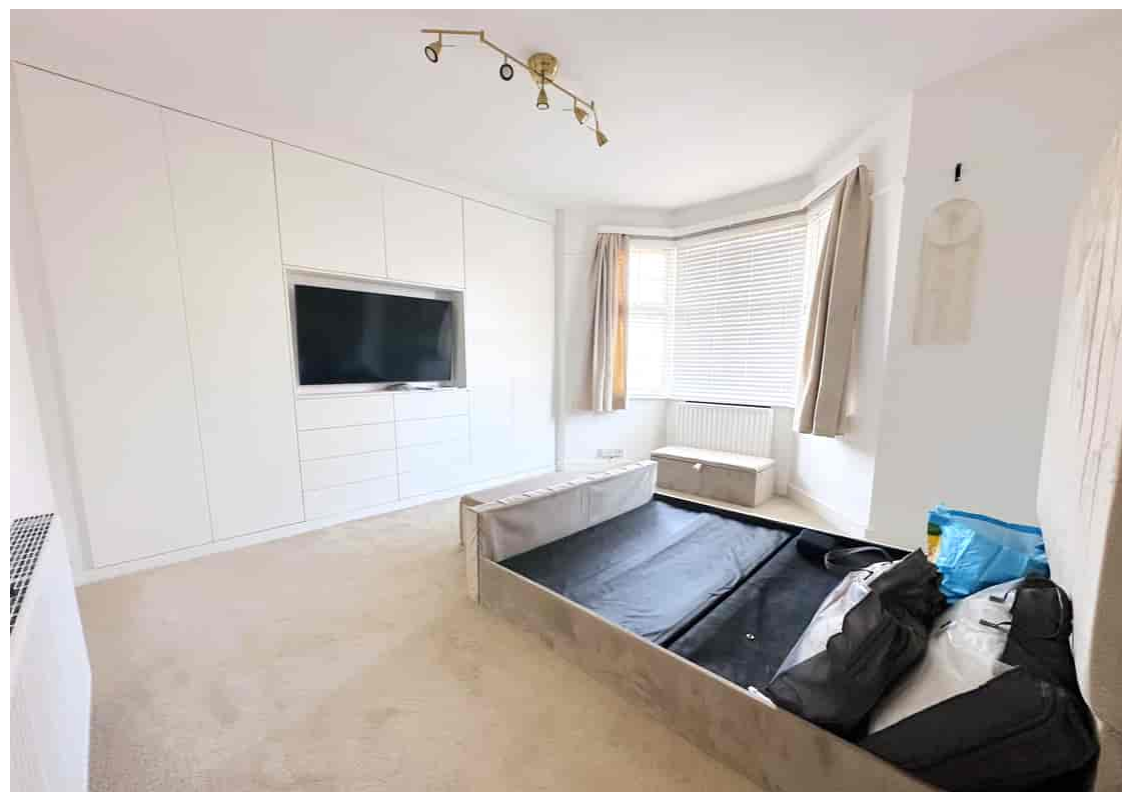




7a Collington Avenue, Bexhill-on-Sea, East Sussex, TN39 3PX
£1,500 pcm





Property Cafe are delighted to offer to the lettings market this immaculately presented, first and second floor flat, situated in a sought after residential location just a short distance to Collington train station, local shops, and within walking distance to Bexhill town centre. Internally the property is arranged with ground floor access and stairs rising to the well dressed first floor landing, offering access onto a modern and contemporary kitchen with integrated fridge-freezer, washer/dryer, oven and hob. An impressive sized South facing lounge with built in shelving and storage, a coat room with storage cupboard/office space, master bedroom with fitted soft close storage cupboards, spacious bay window and a separate office or walk in wardrobe and a spacious modern bathroom suite with shower over bath and vanity sink unit. Stairs rising to the second floor landing provides access onto two spacious double bedrooms, and an ensuite style shower room with W.C. Additionally this immaculately presented property further benefits from modern decor and tones throughout, double glazing, gas fired central heating, a private rear garden mostly laid to lawn and is available now. A minimum annual income of £45,000 per household is required to be eligible and early internal viewings are 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 = £346.15

5x Weeks security deposit = £1,730.76

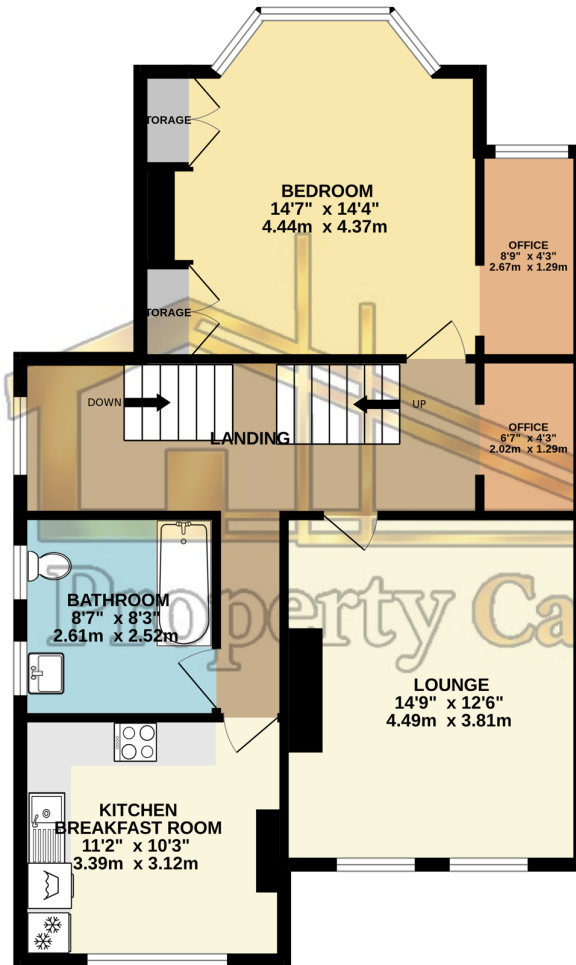
Minimum income required = £45,000



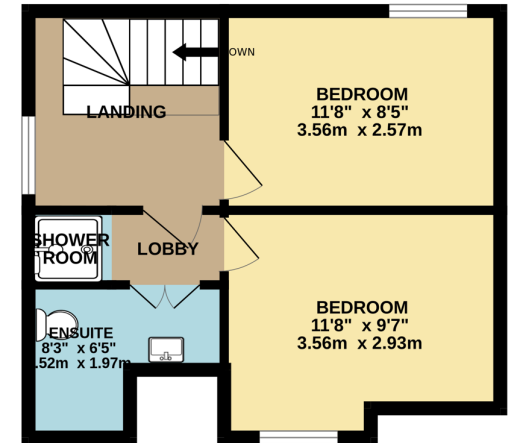
ENTRANCE FLOOR



1ST FLOOR



2ND 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

Council Tax: Band B

Parking Types: On Street.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

EPC Rating: C (71)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	71 76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Here at Property Cafe Limited we believe in full transparency. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Three double bedrooms.
 - Sought after residential location
 - Modern kitchen with integrated appliances.
 - Modern bathroom and en-suite shower room.
 - Double glazing and gas central heating.
- South facing lounge with built in storage.
 - Office space and coat room.
 - Private rear garden mostly laid to lawn.
 - Close to Collington railway station and amenities.
 - First and Second floor flat to let.