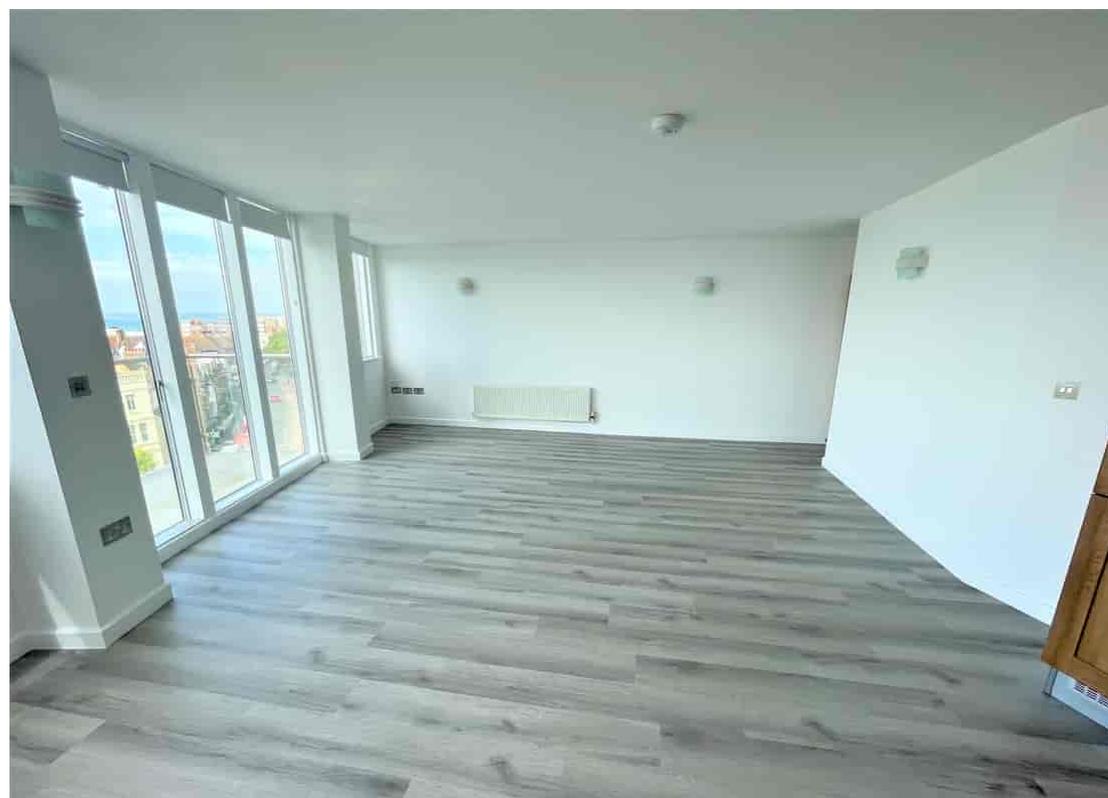
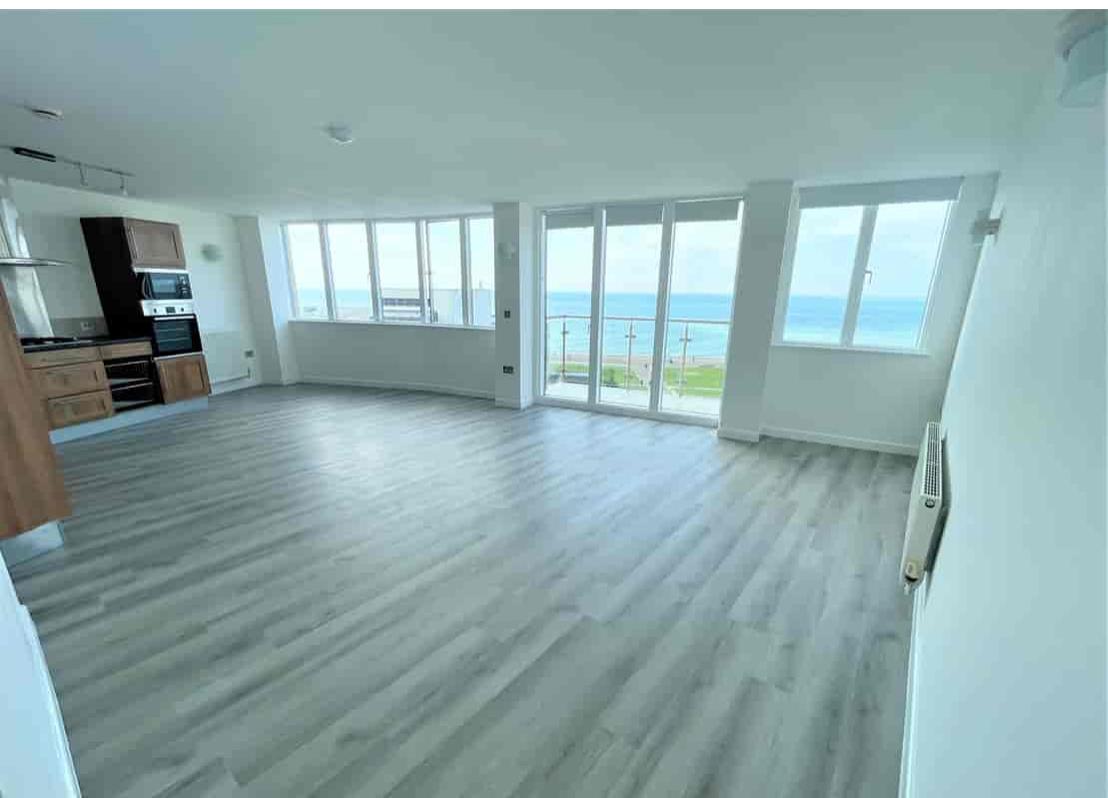




9 De La Warr Heights 1 Marina, Bexhill On Sea, TN40 1DA  
£1,400 pcm





Property Café are delighted to offer to the letting market this wonderful fifth floor apartment situated in this prominent purpose built seafront block in Bexhill town centre with its array of local bars, restaurants and shopping outlets. Internally the accommodation comprises; Entrance hallway leading on to three good size double bedrooms, a master en-suite shower room with low level W.C, a family bathroom with shower over bath and low level W.C, a large hallway storage cupboard doubling up as a utility room and a large open plan lounge/diner with bespoke fitted fully equipped kitchen with oven/hob, microwave, dishwasher and fridge freezer and full glass doors that open onto the south facing balcony offering beautiful views across Bexhill seafront and promenade. The property benefits from built-in wardrobes, neutral décor and carpets, hardwood flooring, gas fired central heating, full double glazing, an audio/video security entry phone system, lift access to all floors and a secure underground allocated parking space. The property is available now on a long let. A minimum annual income of £40,500 per household is required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

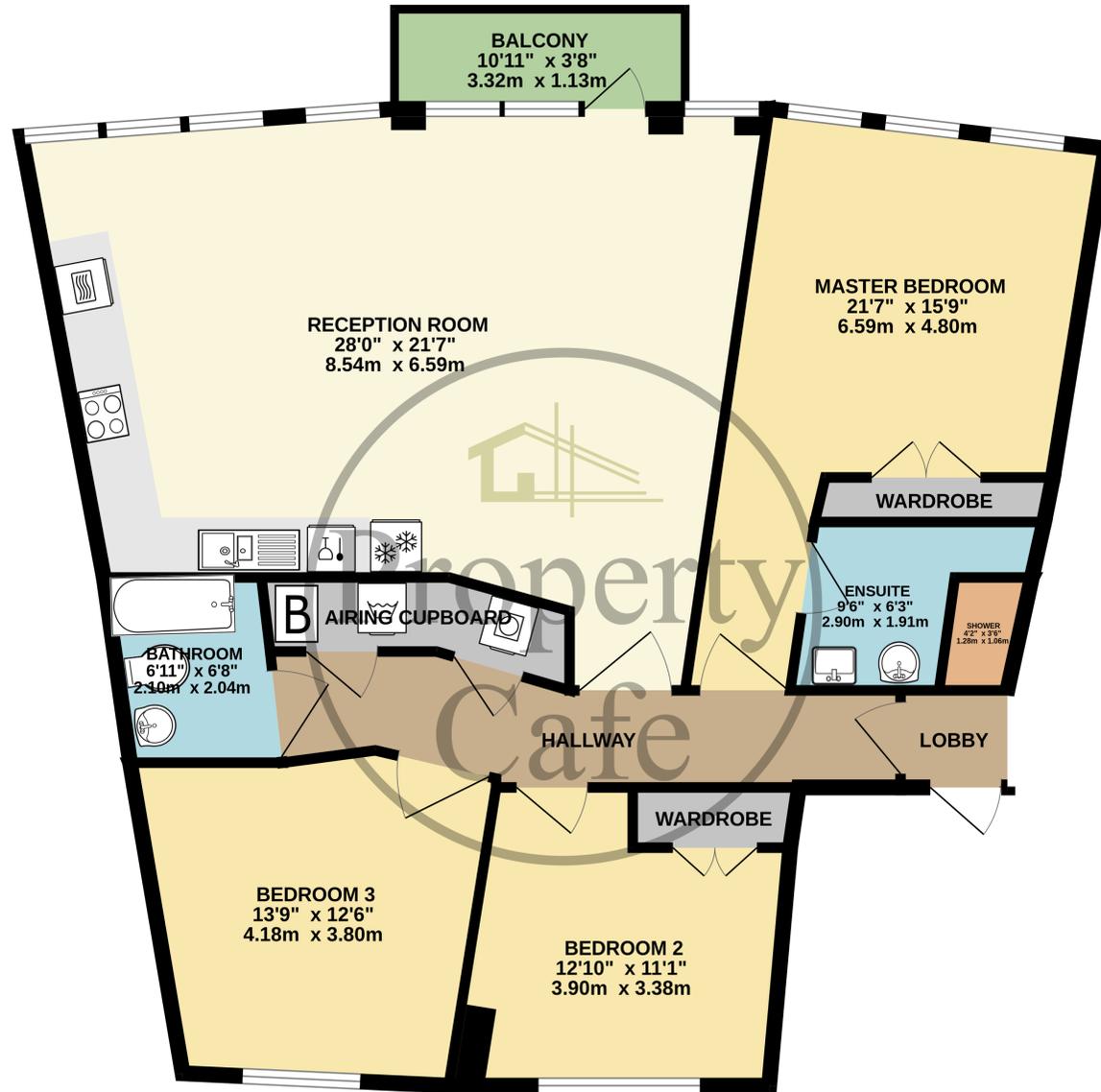
1x week holding deposit = £323.07

5x week security deposit = £1,615.38

Minimum annual income required - £42,000



1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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:** 3  
**Receptions:** 1  
**Council Tax:** Band E  
**Council Tax:** Rate 3130  
**Parking Types:** Allocated.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (75)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Lift access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Here at Property Café 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 double bedrooms.
    - Beautiful sea views.
  - Master bedroom En-suite shower room.
  - Modern bathroom with shower over bath.
  - Spacious open plan kitchen/lounge/diner.
- Bespoke integrated kitchen.
  - Secure underground allocated parking.
  - Security video entry phone system.
  - Fifth floor flat with lift access.
    - Available now.