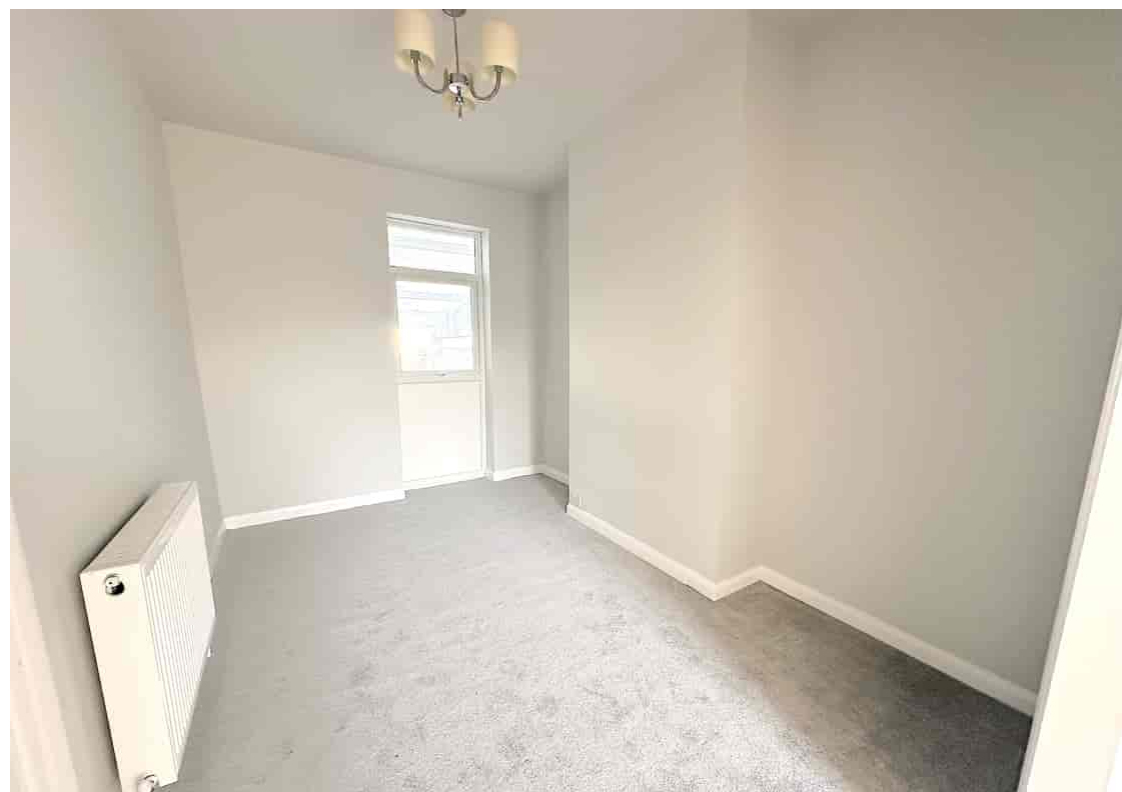




26 Duke Road, St Leonards-on-Sea, East Sussex, TN37 7DN
£1,300 pcm





Property Café are delighted to offer this newly refurbished terraced home to the lettings market, situated in the sought after Silverhill location, just a short distance to local Primary schools, Silverhill high streets array of shops and close to bus routes. Internally this beautifully presented family home offers ample space and in brief comprises, small courtyard garden to the front of the property leading onto the Entrance hallway accessing a spacious dual aspect lounge and diner, a newly fitted modern kitchen/breakfast room and space for freestanding appliances, and a garden room offering access onto the rear garden. Stairs rising to the first floor landing provides access to three good size double bedrooms and a newly fitted modern white suite bathroom with shower over bath and low level W.C. Additionally the property benefits from double glazing, gas central heating, high ceilings and has been redecorated in modern grey and white tones, with newly fitted grey carpet and vinyl flooring and is available now on a long let. A minimum annual income of £39,000 per household is required to be eligible for this property 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.

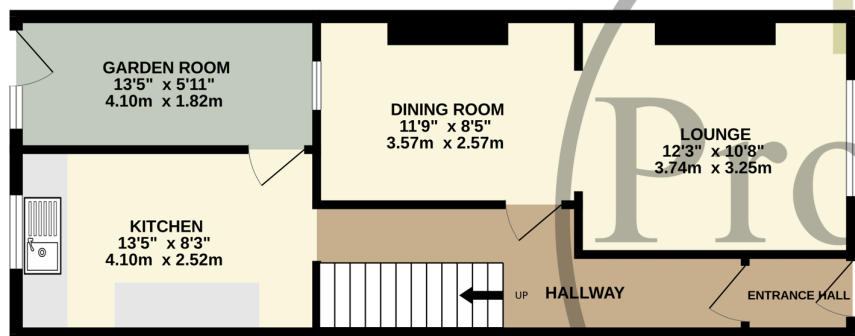
1x Week holding deposit = £300.00

5x Week security deposit = £1500.00

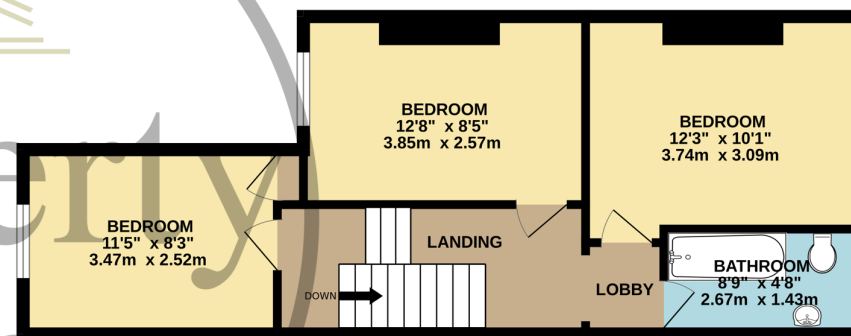
Minimum affordability required = £39,000



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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: 3
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1896
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (58)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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.

- Three double bedrooms.
- Terraced house to let.
- Newly fitted modern kitchen/breakfast room.
- Newly decorated and carpeted in modern tones.
- Newly fitted white suite bathroom.
- Double glazing and gas central heating.
- Dual aspect lounge and diner.
- Good size rear garden.
- Close to local amenities, schools and bus stop.
- Available now on a long let.