



Flat 2, 7 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HH
£1,025 pcm

Property Cafe are delighted to offer to the lettings market this well proportioned first floor flat, situated in a sought after town centre location, just a short distance to Egerton Park, Bexhill seafront promenade and the towns fantastic array of local amenities and mainline railway station. Internally the property comprises; Communal hallway with stairs rising to the first floor landing, a spacious flat entrance hallway offering access onto a spacious lounge/diner with bay window and views across the park, a modern kitchen with space for freestanding appliances, two bedrooms, a modern fitted bathroom with shower over bath and a separate toilet room. Additionally this property has been finished in modern white and grey tones, whilst offering double glazing, electric heating and is available now on a long let. A minimum annual income of £30,750 per household is required to be eligible and for early internal viewings, please contact our Bexhill office on 01424 224488 Option

2.

1x Week holding deposit = £236.53

5x Week security deposit = £1,182.69

Minimum annual income = £30,750



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1708
Parking Types: On Street. Permit.
Heating Sources: Electric.
Electricity Supply: Mains Supply.

- Two bedrooms.
- Modern kitchen.
- Modern bathroom.
- Available now on a long let.
- Close to seafront and Egerton park

Receptions: 1
EPC Rating: E (51)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

- First floor flat to let.
- Town centre location.
- Victorian conversion.
- Modern decor throughout.
- Double glazing and electric heating.