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Little Common Office
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Property Cafe



**Flat 1, Bonham Court, Cooden Sea Road,
BEXHILL-ON-SEA, TN39 4SL**

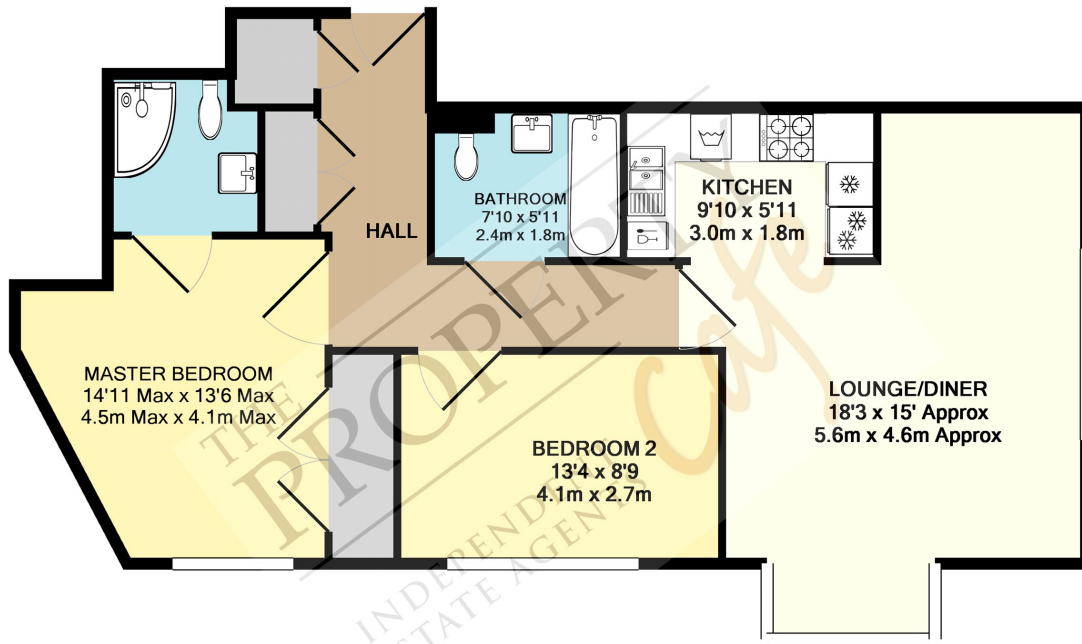
**'Immaculate Apartment To Let In Heart of
Village' £800.00 Per month**

Property Café are delighted to offer this modern development, high quality apartment to the lettings market. The property is situated in the heart of Little Common Village and is a short distance to Cooden Beach. Within this spacious Two Bedroom First Floor Apartment accommodation includes: A secure communal entrance with video intercom system and passenger lift to all floors, a spacious lounge-diner with bay window, a modern open plan fully equipped kitchen, en-suite to the master bedroom, a good size second bedroom and modern bathroom. The apartment is well presented throughout with neutral décor, carpets and efficient electric slime-line heaters. Unfortunately no children, housing benefit, pets or smokers are accepted. The property is available from Mid December 2016. For additional details or to arrange a viewing please contact our Bexhill Office on 01424 224488.

- MODERN APARTMENT TO LET
- TWO BEDROOM
- MASTER BEDROOM WITH EN-SUITE
- DUAL ASPECT LOUNGE-DINER
- MODERN FITTED BATHROOM
- MODERN OPEN PLAN KITCHEN
- ENTRY PHONE SYSTEM
- IMMACULATE COMMUNAL AREAS
- SECURE ENTRANCE WITH LIFT
- VERY SPACIOUS APARTMENT
- AMPLE INTERNAL STORAGE SPACE
- OFF ROAD PARKING
- HEART OF LITTLE COMMON
- AVAILABLE FROM MID DECEMBER 2016
- SORRY NO CHILDREN/PETS/HOUSING BENEFIT OR SMOKERS



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TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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WHAT TO DO NEXT - Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc. On application, a Reservation Deposit will be required. Assuming the rental proceeds, this will be deducted from the Fees due before occupation. If we or the Landlord decline your application it will be refunded. It will not however be refunded if you decide not to proceed for any reason, or if the tenancy fails to proceed due to incomplete or inaccurate information provided in the tenancy application A non-returnable £175 setup fee is due to this company to cover the Tenant's share of costs, including preparation of the tenancy agreement and any legal notices, referencing and credits checks, and check-in and check-out. This is based on an individual applicant. An additional £75 is payable per additional applicant.

