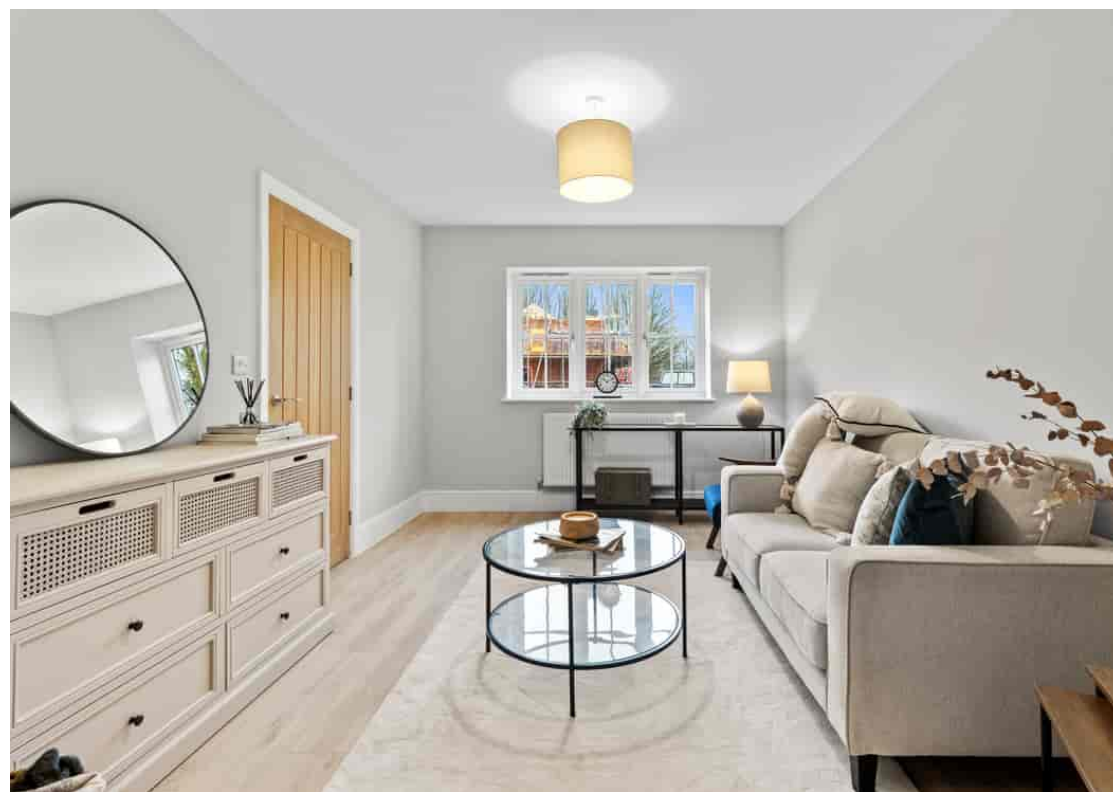




1 Hop Gardens, Ninfield, East Sussex, TN33 9FT  
£1,650 pcm







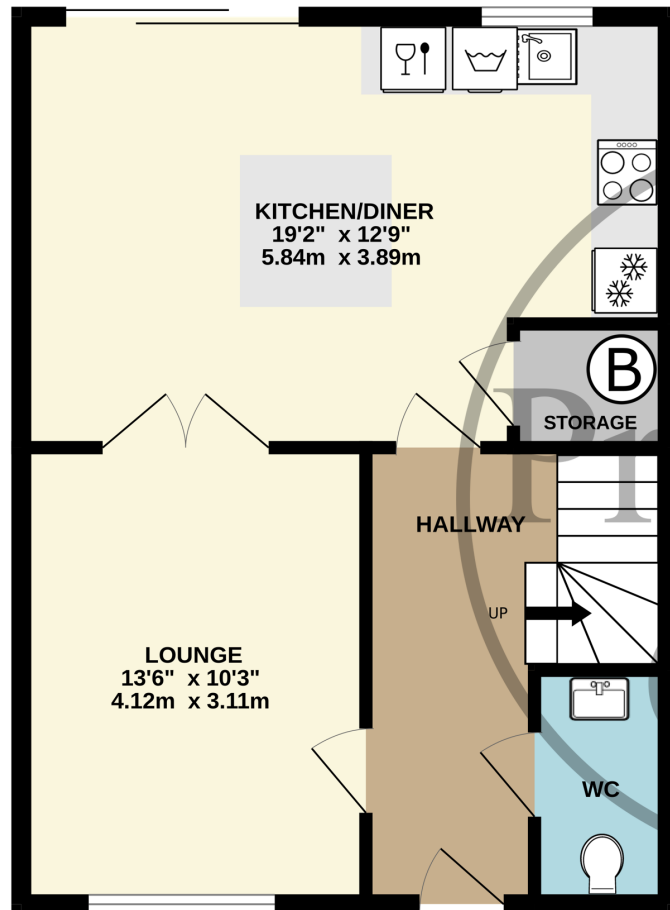
Property Care are delighted to welcome to the lettings market this beautiful new build detached family home set in the sought after Ninfield location just a short distance to the village with its array of local amenities, nearby restaurants/pubs and easy access into the neighbouring villages and Bexhill. Internally this impressive new build development offers bright and spacious accommodation throughout and in brief comprises; A spacious double driveway with electric vehicle charge port, a rain canopy with door opening into the spacious entrance hallway offering access onto a ground floor cloakroom toilet with hand wash basin and low level W.C, a spacious lounge with oak laminate flooring and double doors opening into a country shaker style kitchen with composite work surfaces. island unit fitted with breakfast bar, integrated oven/hob, fridge freezer, dishwasher, ample space for a separate dining table and sliding patio doors leading onto a spacious lawned rear garden with sectional patio and side gate entrance. Stairs rising to the first floor landing offers access onto two large double bedrooms, a small double bedroom and a family bathroom fitted with a vanity sink, LED mirror, low level W.C and a large bath with shower over. The property is beaming with ample natural lighting in addition to the neutral decoration and floor coverings to include oak laminate flooring bringing a modern and contemporary feel to this idyllic development whilst benefiting further from an energy efficient air source heat pump, electric central heating system, full double glazed windows, low energy LED lighting and plush carpets. This lovely family home is available to let immediately and internal viewings are a must to appreciate the size and spec of the property with a minimum annual income of £49,500 per household required to be eligible, and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our office on 01424 224488.

1x Week holding deposit = £380.76

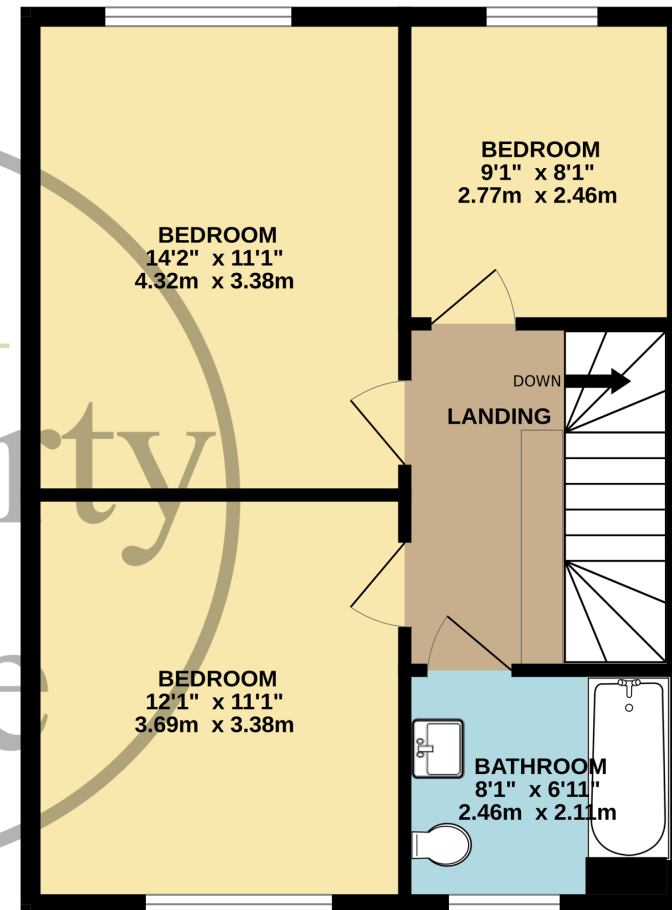
5x Week security deposit = £1,903.84



**GROUND FLOOR**  
503 sq.ft. (46.8 sq.m.) approx.



**1ST FLOOR**  
501 sq.ft. (46.5 sq.m.) approx.




**TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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 G  
**Council Tax:** Rate 4266.07  
**Parking Types:** Driveway. EV Charging.  
**Heating Sources:** Air Source Heat Pump. Central. Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (83)  
**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+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	83	
(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		
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.

- New build detached family home to let.
  - Three good size double bedrooms.
- Energy efficient central heating and double glazing.
- Sought after residential Ninfield location.
- Spacious double drive with EV charge port.
- Modern integrated shaker style kitchen with island unit
- Lawned rear garden with sectional patio.
- Modern decor with Oak laminate flooring and carpet.
- Modern family bathroom and separate W.C
  - Claverham school catchment area.