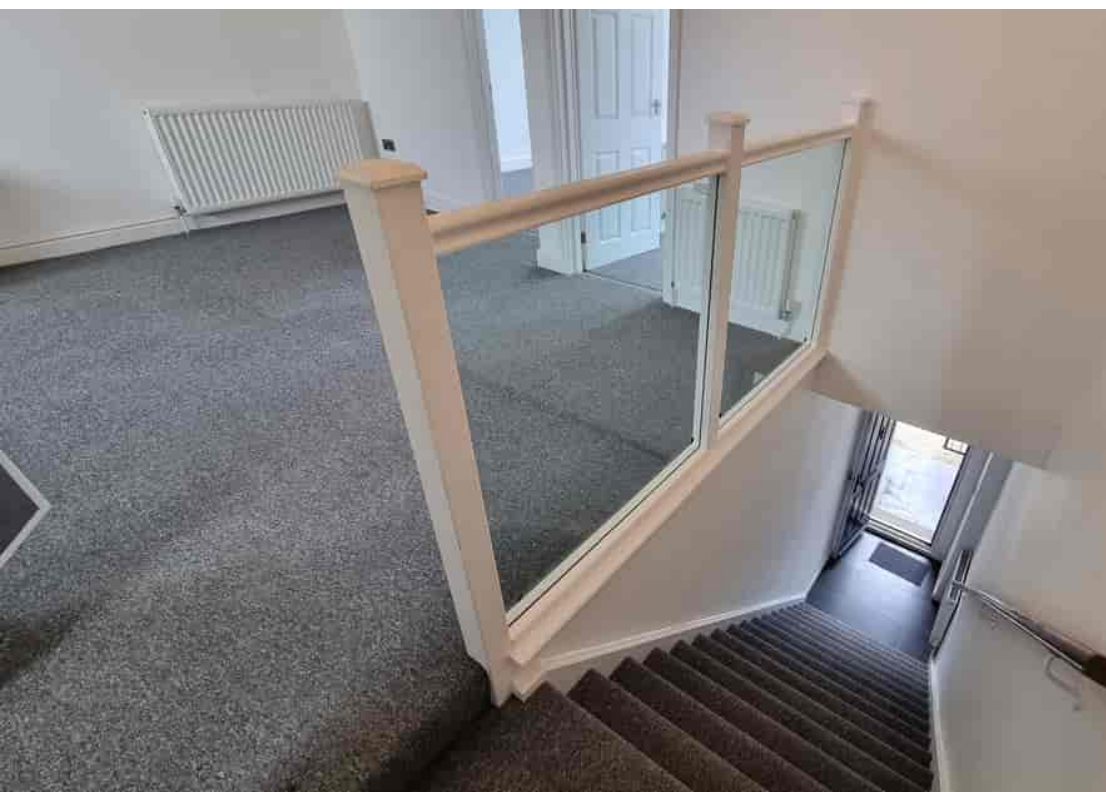




27a London Road, Bexhill-on-Sea, East Sussex, TN39 3JR
£1,050 pcm





Property Cafe are delighted to offer to let this wonder first floor maisonette situated in Bexhill town centre, with its array of retail shops, pubs/restaurants and the delightful seafront promenade. Internally the property comprises; Covered porch with security gate and UPVC door leading onto the flat entrance hallway with stairs rising to the large open plan living room/ and modern fitted kitchen, a modern fitted bathroom suite with shower over bath and low level W.C, and two good size double bedrooms. Additionally the property benefits from gas fired central heating, fully double glazed windows throughout, a modern colour scheme and the property is available now on a long let. A minimum annual income of £31,500 per household is required to be eligible 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.

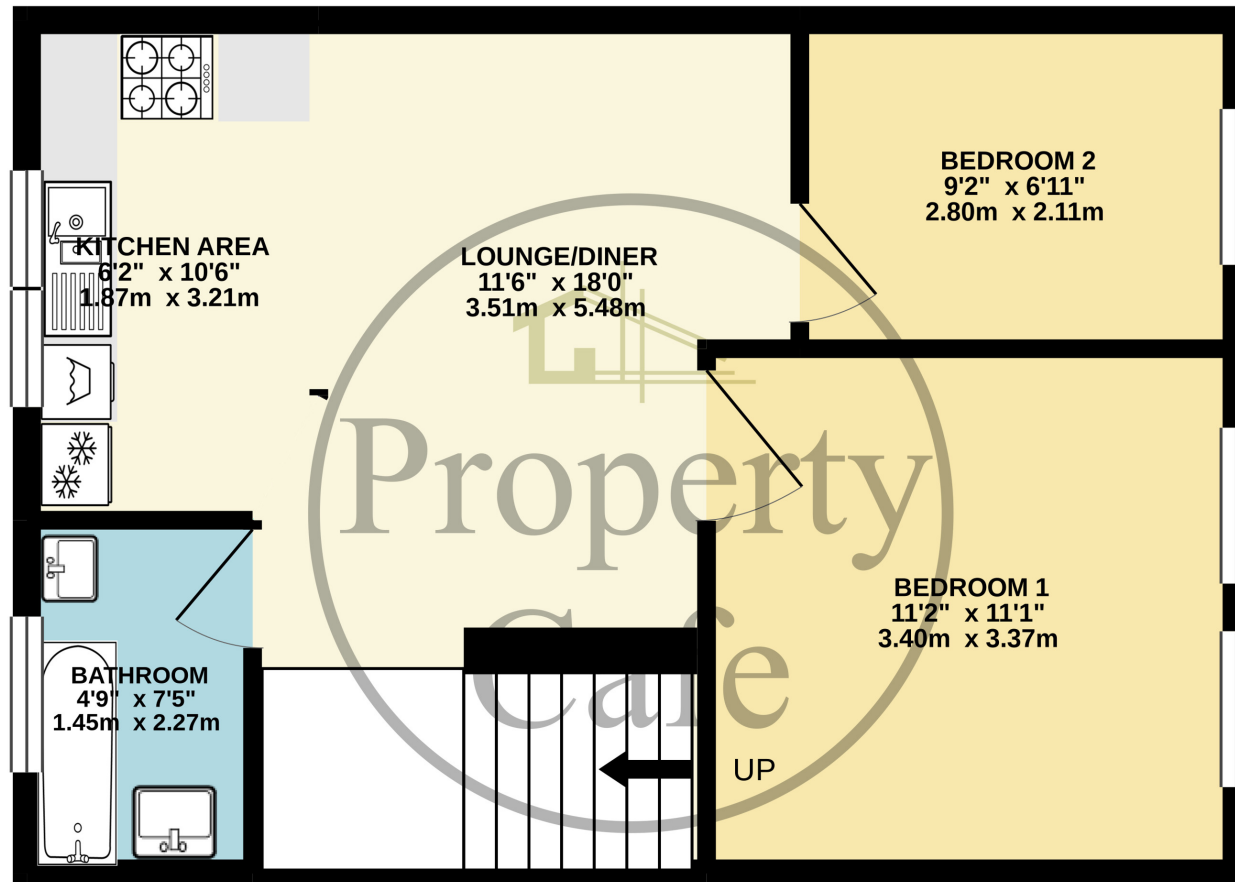
1x Week holding deposit = £242.30

5x Weeks security deposit = £1,211.53

Minimum income required = £31,500



APARTMENT
453 sq.ft. (42.1 sq.m.) approx.




TOTAL FLOOR AREA : 453 sq.ft. (42.1 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.

Made with Metropix ©2021



Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1551
Parking Types: No Parking Available.
Heating Sources: Central. Gas.
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 | | |
| (69-80) C | | 73 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  | | |





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.

- Private entrance with security gate.
 - Bexhill town centre location.
 - Available Immediately.
 - Modern decor throughout.
 - Modern bathroom suite.
 - First floor Maisonette.
- Gas central heating and double glazing.
 - Two good size double bedrooms.
 - Large and airy open plan lounge.
 - Modern fitted kitchen.
 - Close to bus route and shops.