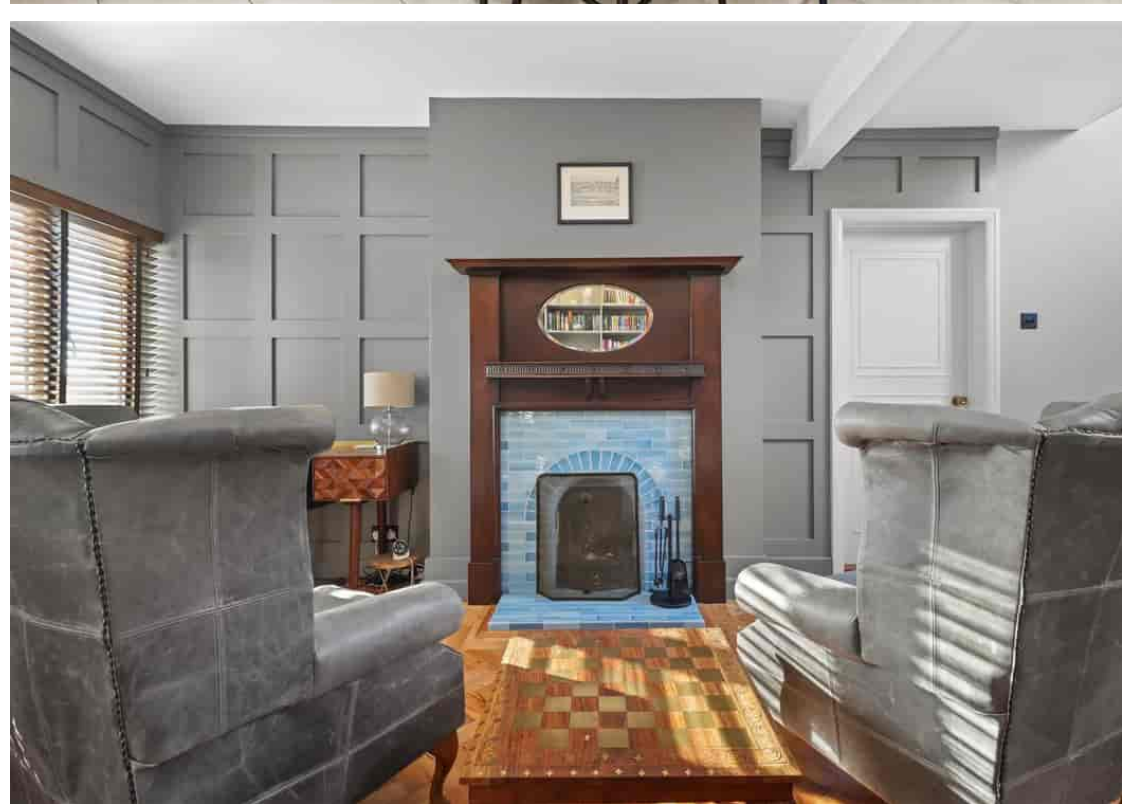
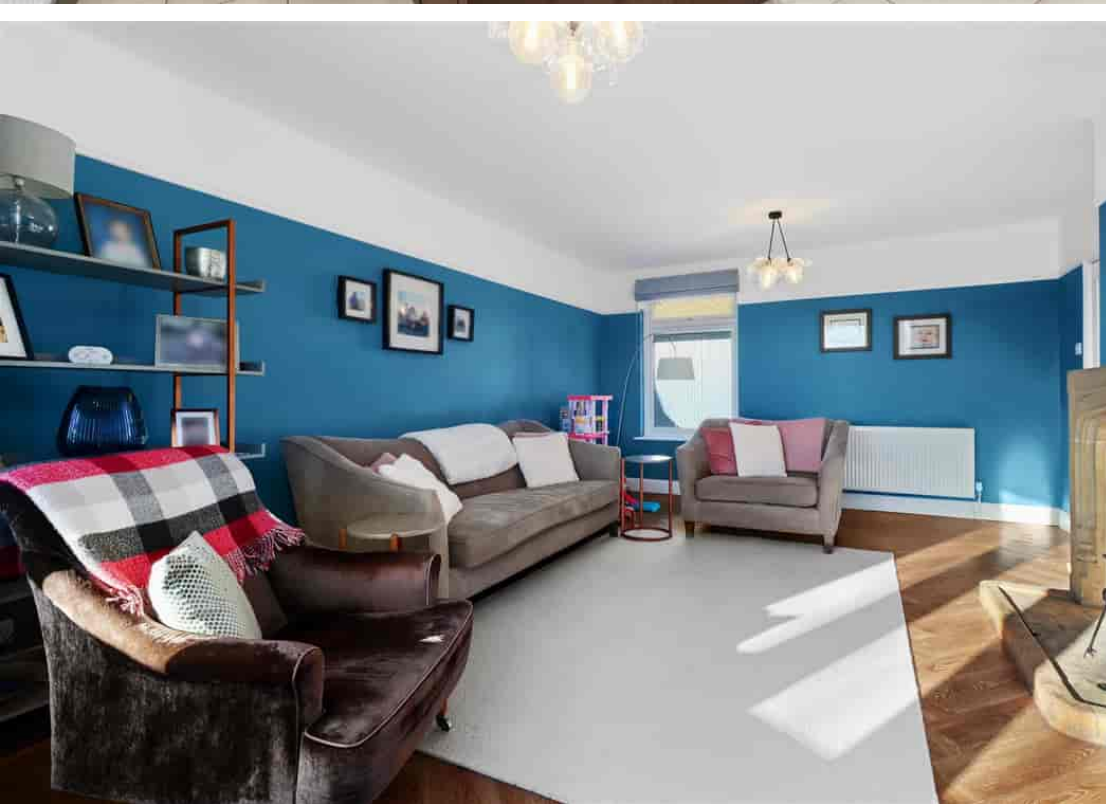




18 Collington Grove, Bexhill-on-Sea, East Sussex, TN39 3UB
£3,150 pcm



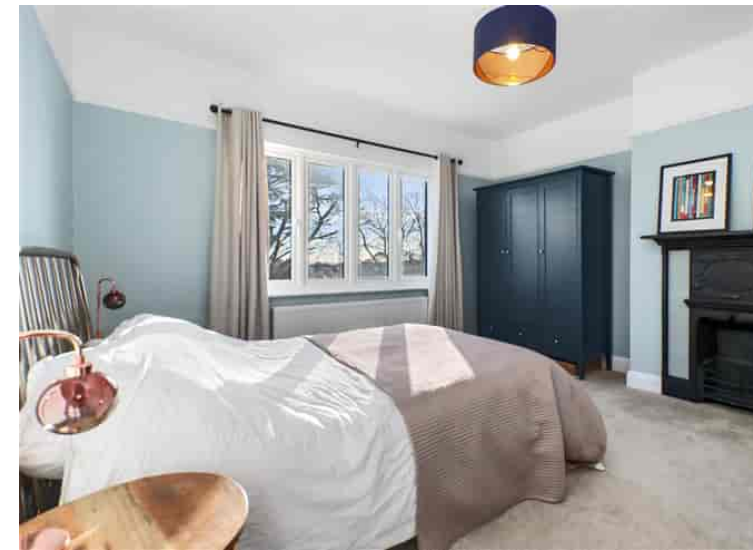


Property Cafe are delighted to offer to the lettings market this stunning and substantial detached family home, situated in a sought after Collington location, just a short distance to local amenities, transport links and Bexhill seafront. Internally this impressive sized property offer a storm porch opening into the spacious foyer/ reception room offering ample built in storage, a large dual aspect lounge with bay window and ornate fireplace, a second reception room/ formal diner, a triple aspect open plan breakfast room with bespoke designer kitchen with island unit with built in breakfast bar and a good size dining area. Stairs rising to the first floor landing offers access onto four double bedrooms, a master bedroom en-suite with large walk in shower enclosure, a modern four piece family bathroom suite, a study room/ office and ample eaves storage. The grounds offer ample off street parking for multiple cars, a spacious double garage/workshop, a large single car port with electric car charge port and landscapes front and rear garden, with pleasant patio, manicured lawn and surrounding foliage. This fantastic property has been bespoke crafted by interior designers and offers modern tones throughout, with glamorous fixtures and fitting, Oak herringbone parquet flooring, plush carpet and tiles in soft tones, double glazed windows and gas fired central heating. The property is available now and an annual income of £94,500 per household is required to be eligible and early internal viewing are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

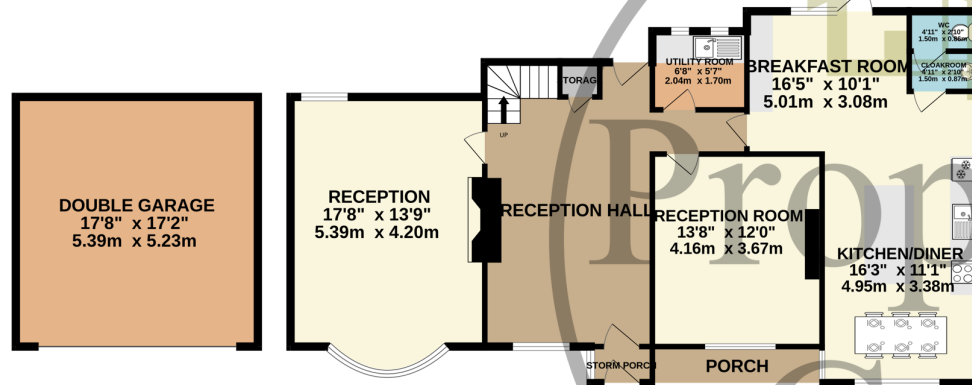
1x Week holding deposit = £726.92

5x Weeks security deposit = £3,634.61

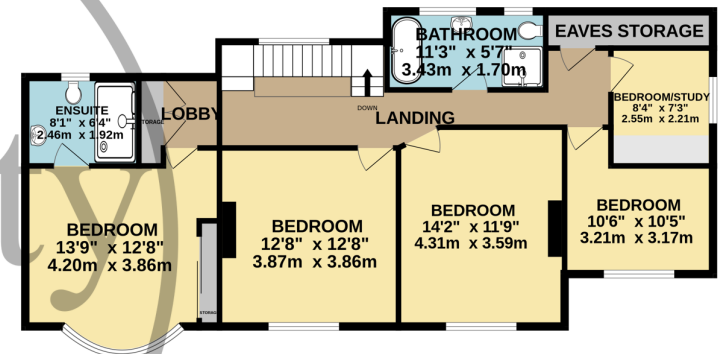
Minimum annual income required = £94,500



GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.




TOTAL FLOOR AREA : 2356 sq.ft. (218.9 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: 5
Receptions: 3
Council Tax: Band F
Council Tax: Rate 3524
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (75)
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	75	80
(55-68) D		
(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.

- Substantial detached family home.
 - Four/five double bedrooms.
 - Bespoke interior designer property.
- Designer kitchen/breakfast room and diner.
 - Modern four piece bathroom suite.
- Spacious double garage/workshop.
- Ample off road parking for multiple cars.
- Entrance hall foyer with ample storage.
- Modern utility room and cloakroom W.C.
 - Landscaped front and rear gardens.