



Flat 26 Hastings Road, Bexhill-on-Sea, East Sussex, TN40 2NS  
£1,275 pcm







Property Cafe are delighted to offer to the lettings market this immaculately presents second floor purpose built flat positioned in a well kept communal block and grounds whilst offering impressive far reaching sea views from a sought after residential location, just a short distance to public transport links, Bexhill old town and Ravenside retail park. Internally the property offer spacious accommodation throughout and in brief comprises; Secure communal hallway with security entryphone system and stairs rising to the second floor floor, a spacious entrance hallway with built in storage cupboards offering access onto two good size double bedrooms, a good size bathroom and separate toilet room, a modern fitted kitchen with space for freestanding appliances and an impressive sized dual aspect lounge with large balcony and far reaching views over Bexhill and the coastline. Additionally the property further benefits from; Gas fired central heating, double glazing, residents off road car park with ample on street parking, an en-bloc single garage, newly fitted carpet and newly decorated throughout in modern tones. This fantastic property is available now on a long let with a minimum annual income of £38,250 per household is required to be eligible with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

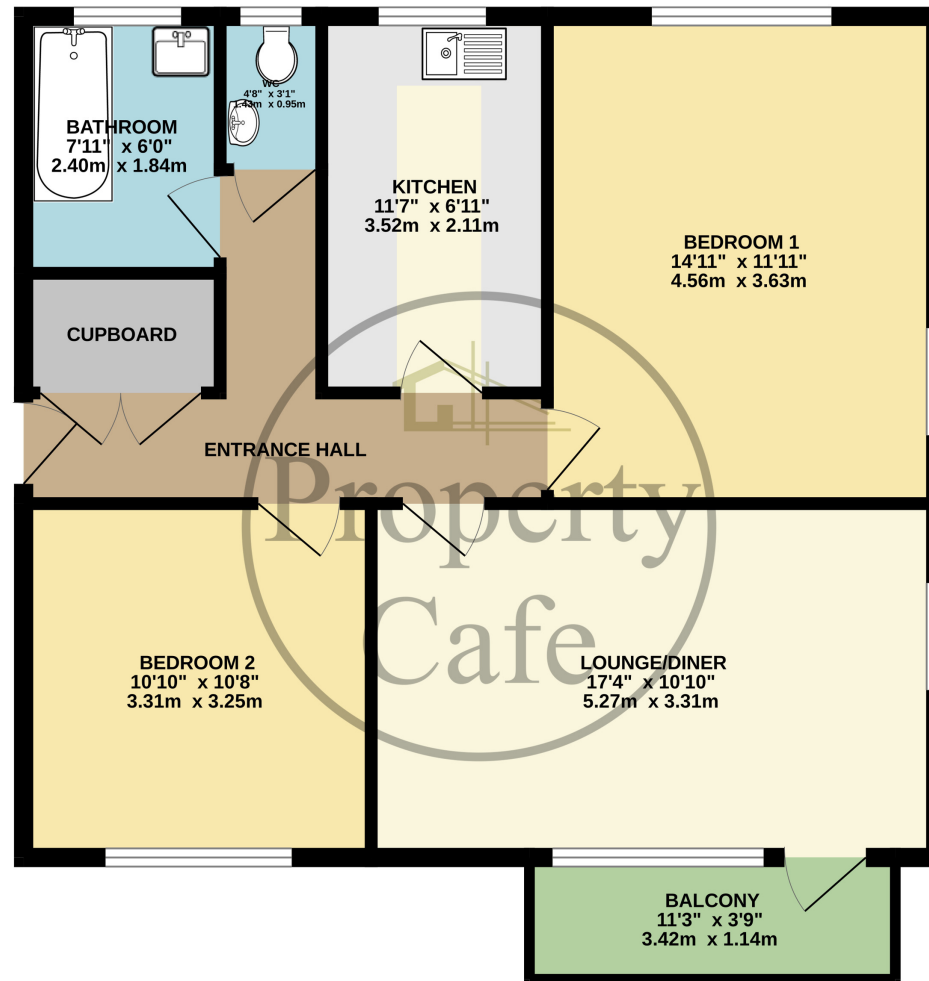
1x Week holding deposit = £294.23

5x Weeks security deposit = £1,471.15

Minimum income required = £38,250



**2ND FLOOR FLAT**  
**722 sq.ft. (67.0 sq.m.) approx.**



TOTAL FLOOR AREA : 722 sq.ft. (67.0 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:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** Off Street. On Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (73)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**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>		
(69-80) <b>C</b>	73	77
(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.

- Two double bedrooms.
- Second floor purpose built apartment.
  - Sought after residential location.
  - Dual aspect lounge/diner.
- South-Westerly facing balcony with far reaching sea views.

- En-bloc garage.
- Newly decorated and carpeted.
- Secure communal hallway with entryphone.
- Double glazing and gas central heating.
  - Modern kitchen and bathroom.