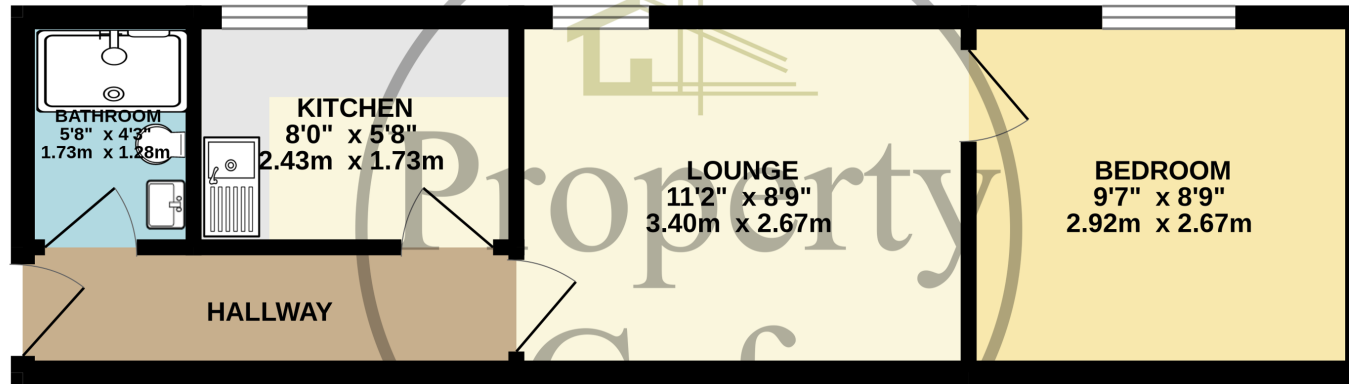




21a Western Road, Bexhill-on-Sea, East Sussex, TN40 1DU  
£775 pcm

**GROUND FLOOR**  
**289 sq.ft. (26.8 sq.m.) approx.**



**TOTAL FLOOR AREA : 289 sq.ft. (26.8 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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Property Cafe are delighted to offer to the lettings market this well presented first floor flat, situated in a sought after town centre location, just a short distance to Egerton Park, Bexhill seafront promenade and the towns fantastic array of local amenities and mainline railway station. Internally the property comprises; Secure communal hallway with stairs rising to the first floor landing, a spacious flat entrance hallway offering access onto a modern fitted kitchen with integrated oven/hob, a modern fitted shower room, a good size double bedroom and a good size lounge. Additionally this property has been finished in modern white and grey tones, whilst offering double glazing, electric heating and is available now on a long let. A minimum annual income of £23,250 per household is required to be eligible and for early internal viewings, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £178.84

5x Week security deposit = £894.23

Minimum annual income = £23,250



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>		
(55-68) <b>D</b>	65	65
(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 

**Bedrooms:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1708  
**Parking Types:** On Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.

- One double bedroom.
- First floor flat to let.
- Modern fitted kitchen.
- Modern fitted shower room.
- Double glazing and electric heating.

**Receptions:** 1  
**EPC Rating:** D (65)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

- Town centre location.
- Good size lounge.
  - Available now.
- Modern decor throughout.
- Close to amenities and excellent transport links.