



17 Duke Street, Bexhill-on-Sea, East Sussex, TN39 4JG
£1,250 pcm





Property Cafe are delighted to offer to let this ground floor purpose built flat situated in the sought after West Bexhill location close to Little Common village with it's array of local shops, restaurants/bars and the A259. Internally this property comprises;

Entrance hallway with internal storage cupboard leading onto, two good size double bedrooms, a spacious west facing lounge/diner with ample space to relax and entertain guests, a modern fitted family bathroom with low level W.C and shower over bath and a modern fitted kitchen with integrated oven/hob. in addition this fantastic property benefits from ample on street parking, a single en-bloc garage, gas fired central heating, full double glazing, a neutral colour scheme to include carpets and the use of the lawned communal garden. The property is available to early June 2026, children are welcome and A minimum annual income of £37,500 per household is required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

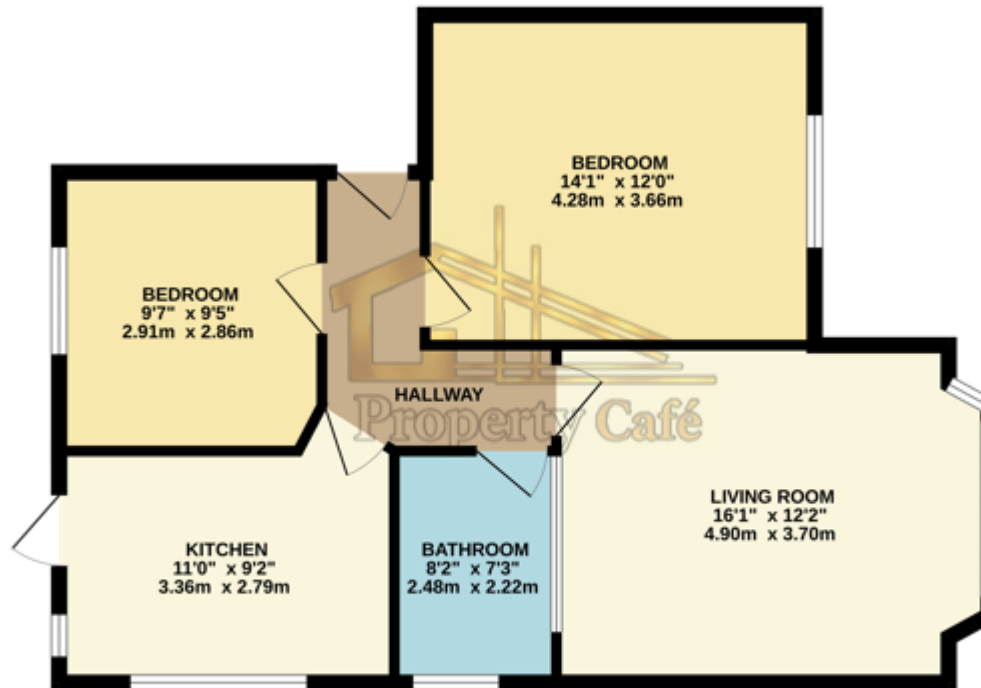
1x Week holding deposit = £288.46

5x Week security deposit = £1,442.30

Minimum income required = £37,500

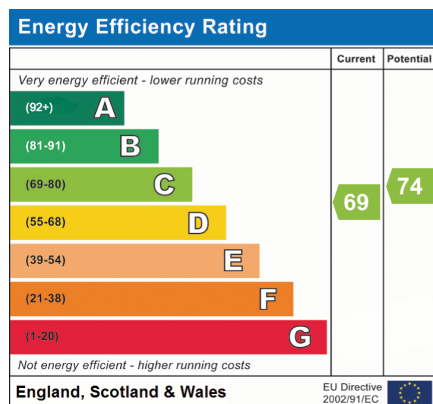


GROUND FLOOR



While 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 relied on 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
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Receptions: 1
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Council Tax: Band B
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living.



Here at Property Cafe Limited we believe in full transparency. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Purpose built ground floor flat
- Modern fitted kitchen with integrated appliances
 - Garage En-bloc
 - Beautifully decorated
- Double glazing and gas central heating.

- Two double bedrooms.
- Communal gardens.
- Ample on street parking.
- Modern family bathroom.
- Sought after West Bexhill location.