



Flat 43 Cumberland Gardens, St Leonards-on-Sea, East Sussex, TN38 0QP
£950 pcm





Property Café are delighted to offer to let this well presented and modern, purpose built Fifth floor flat situated in the sought after Burtons St Leonards area with its array of local restaurants/bars, shops and within walking distance of public gardens and the mainline railway. Internally this property comprises; Entrance hallway with ample internal storage leading onto two good size bedrooms, one of which is fitted with built in wardrobes, a modern fitted bathroom with low level W.C and shower over bath, a modern fitted kitchen with built in oven and hob and a spacious lounge/diner. Additional the property benefits from; Full double glazing throughout, electric heating a neutral colour scheme, ample on street parking, lift access and a security entry phone system. The property is available mid November 2025 on a long let and internal viewings are highly recommended. A minimum annual income of £28,500 per household is required to be eligible for this property. For further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

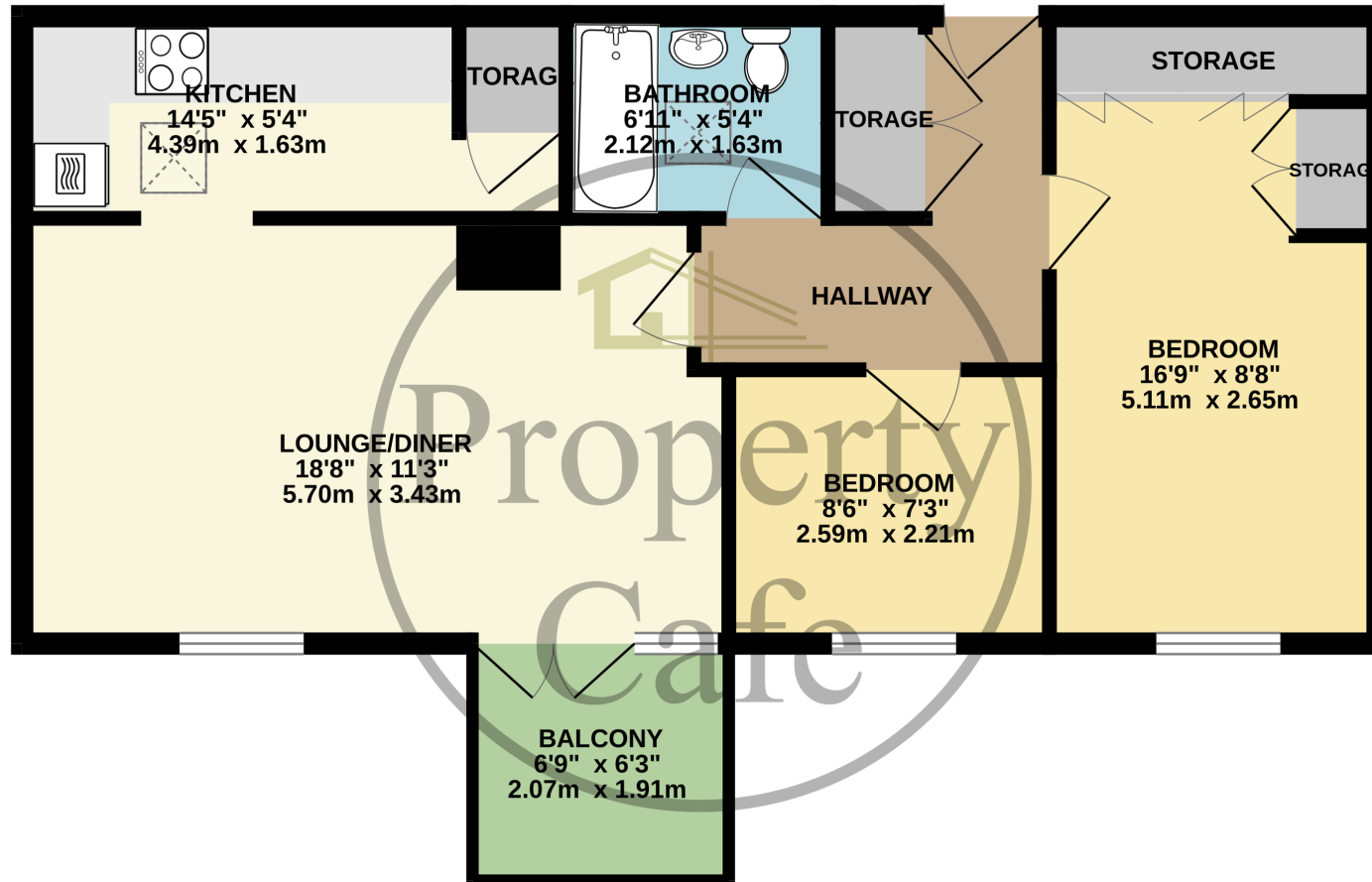
1x Week holding deposit = £219.23

5x Weeks security deposit = £1,096.15

Minimum income required = £28,500



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1896
Parking Types: On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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.

- Fifth floor flat to let.
- Two bedrooms.
- Lift access and security entry phone system.
- Sought after Burton St Leonards location.
 - North facing balcony.
 - Modern fitted kitchen.
- Modern fitted bathroom.
- Close to mainline railway.
- Electric heating and double glazing.
 - Mid December 2025
- Available mid November 2025