



42 Galley Hill View, Bexhill-on-Sea, East Sussex, TN40 1SX  
£1,250 pcm







Property Cafe are delighted to offer to the lettings market this fantastic mid terraced house, situated in a popular residential location just a short distance to St Richards Catholic School, seafront promenade, mainline railway station and Bexhill town centre array of bars/restaurants and amenities. Internally this modern property offers bright and airy living and in brief comprises; Enclosed porch and hallway leading onto the modern fitted kitchen with integrated oven/hob, ample space for freestanding appliances and for a breakfast table. At the rear of the property is a spacious lounge/diner with sliding patio doors into the fully double glazed UPVC conservatory overlooking the pleasant rear garden. Stairs rising to the first floor landing offers access onto a modern fitted white suite bathroom with shower over bath, hand wash basin, low level W.C and two well proportioned double bedrooms. Additionally the property has been finished in a combination of warm and modern tones whilst further benefiting from full double glazing, gas fired central heating, off road parking and is available now on a long let. A minimum annual income of £37,500 per household is required to be eligible and early internal viewings are 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 = £288.46

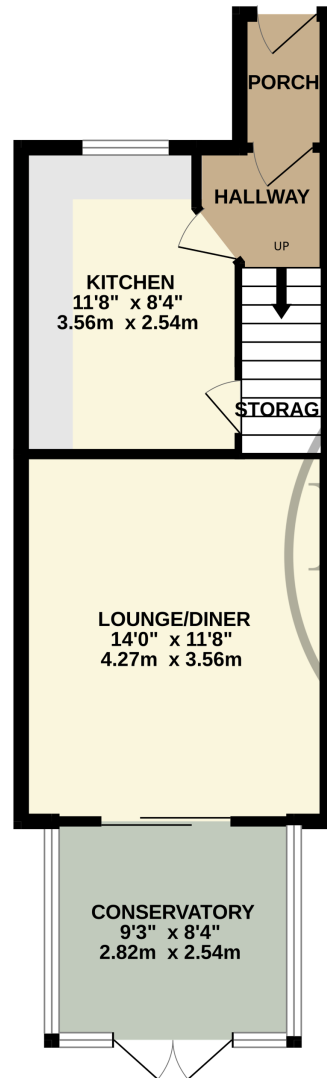
5x Weeks security deposit = £1,442.30

Minimum income required: £37,500

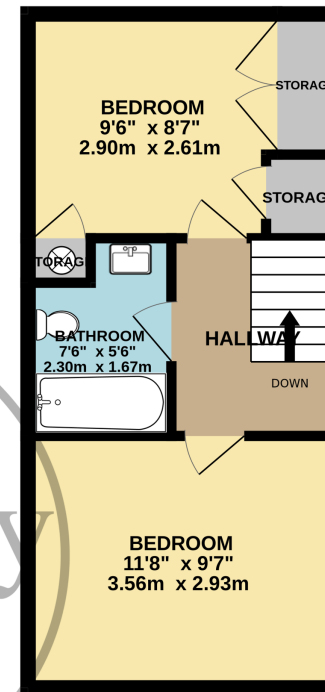




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

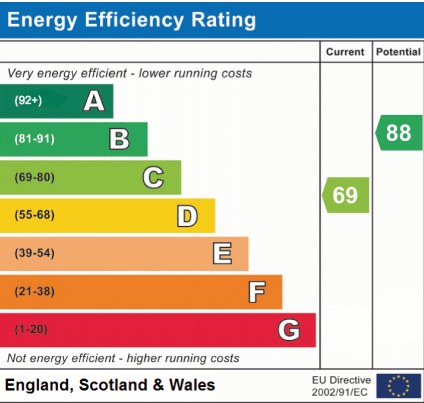


TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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.  
Made with Metropix ©2025



**Bedrooms:** 2  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** Driveway. Off 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:** Not suitable for wheelchair users.





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 well proportioned bedrooms.
    - Mid terraced house to let.
    - Off road parking.
    - Popular residential location.
  - Double glazing and gas central heating.
- Modern fitted kitchen/breakfast room.
  - Spacious lounge/diner and conservatory.
    - Close to local amenities.
    - Pleasant rear garden.
    - Available now on a long let.