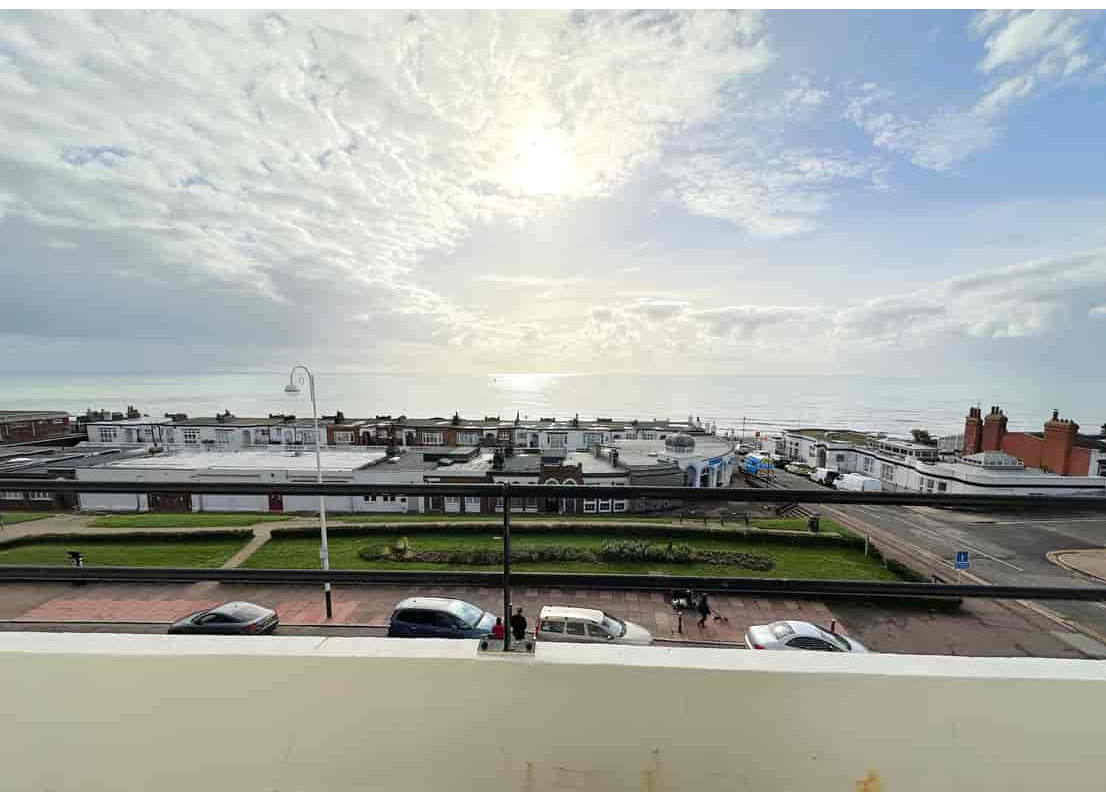




Flat 11 Marina, Bexhill-on-Sea, East Sussex, TN40 1BG
£1,000 pcm





Property Cafe are delighted to offer to the lettings market this spacious 4th floor seafront apartment, situated in the heart of Bexhill town centre, just a short distance to the seafront promenade, mainline railway station and the towns array of local bars/restaurants and amenities. Internally this well maintained communal block offers secure communal hallway with entryphone system and service lift to the fourth floor. Internally the property offers three good size double bedrooms, a spacious lounge/diner with large balcony offering beautiful views across the promenade towards Beachy head, a modern fitted kitchen with integrated oven/hob, fridge and freezer and a modern shower room with walk in enclosure. Additionally the property offers full double glazing, gas fired central heating, a single garage and is available to let now. A minimum annual income of £30,000 per household is required to be eligible and early internal viewings are recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488/ Option 2.

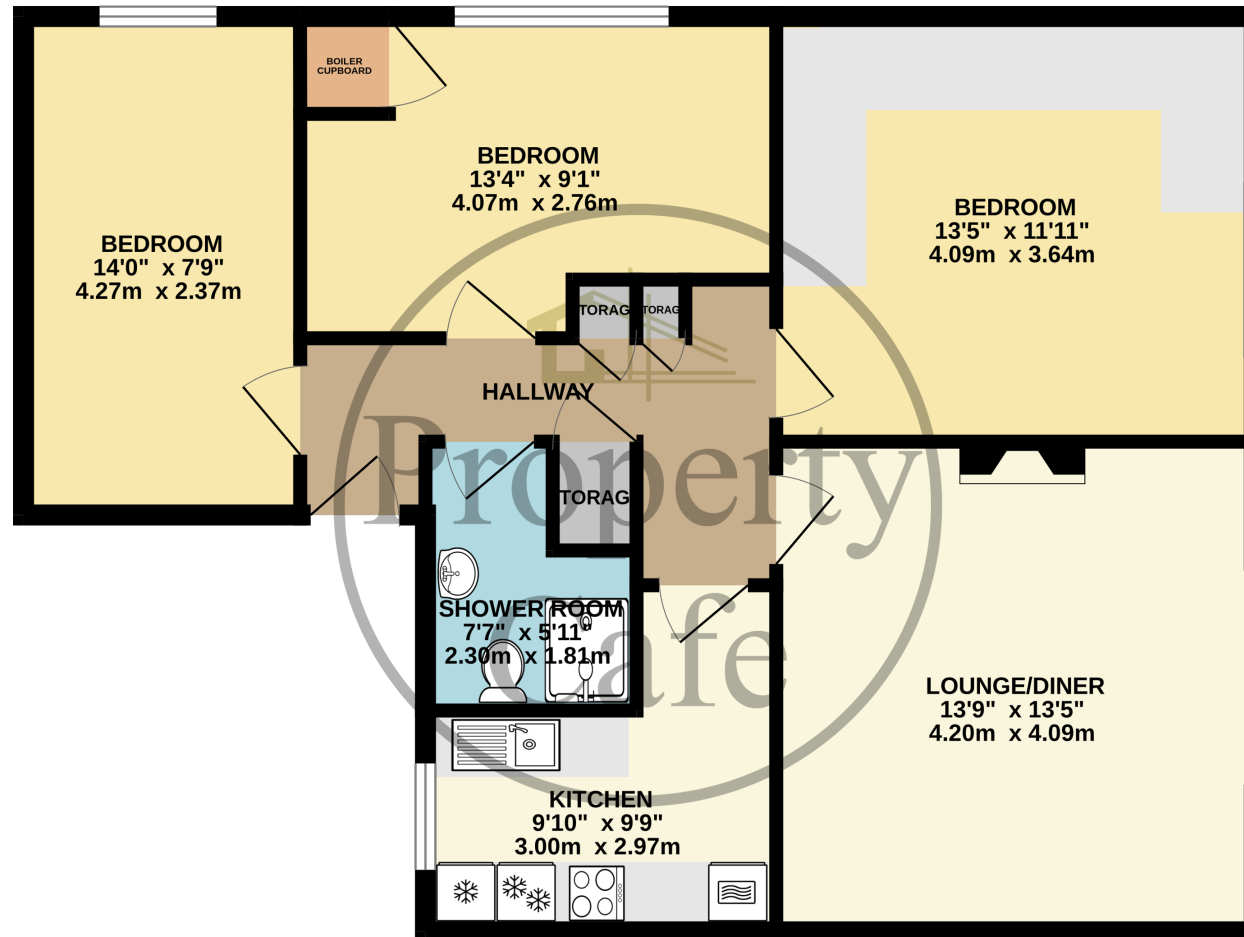
1x Week holding deposit = £230.76

5x Weeks security deposit = £1,153.84

Minimum income required = £30,000



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2277
Parking Types: On Street.
Heating Sources: Gas.
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		76
(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.

- Three double bedrooms
 - Single en-bloc garage.
 - South facing balcony with direct sea views.
 - Double glazing and gas central heating.
 - Fourth floor flat to let.
- Spacious lounge/diner.
 - Modern fitted kitchen with integrated appliances
 - Modern shower room with walk in enclosure.
 - Security entryphone system and lift access.
 - Available now.