



87A Wrestwood Road, Bexhill-on-Sea, East Sussex, TN40 2LP  
£1,100 pcm







Property Cafe are delighted to offer to the lettings market this spacious ground floor flat situated in a sought after residential location with excellent transport links to Coombe Valley Way, Ravenside retail park and surrounding areas. Internally the property boasts spacious rooms and in brief comprises; Secure communal lobby leading onto the entrance hallway which offers access onto two double bedrooms, one of which is fitted with built in wardrobes, a good size lounge/diner with modern shower room and a good size kitchen with integrated oven/hob and fridgefreezer with space for a breakfast table. Additionally the property further benefits from a separate washroom cupboard, rear porch/lobby which offers private access, neutral colours, some double glazing, gas central heating and a pleasant garden. The property is available now on a long let and a minimum income of £33,000 per household is required to be eligible and early viewings are recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Weeks holding deposit = £253.84

5x Weeks security deposit = £1,269.23

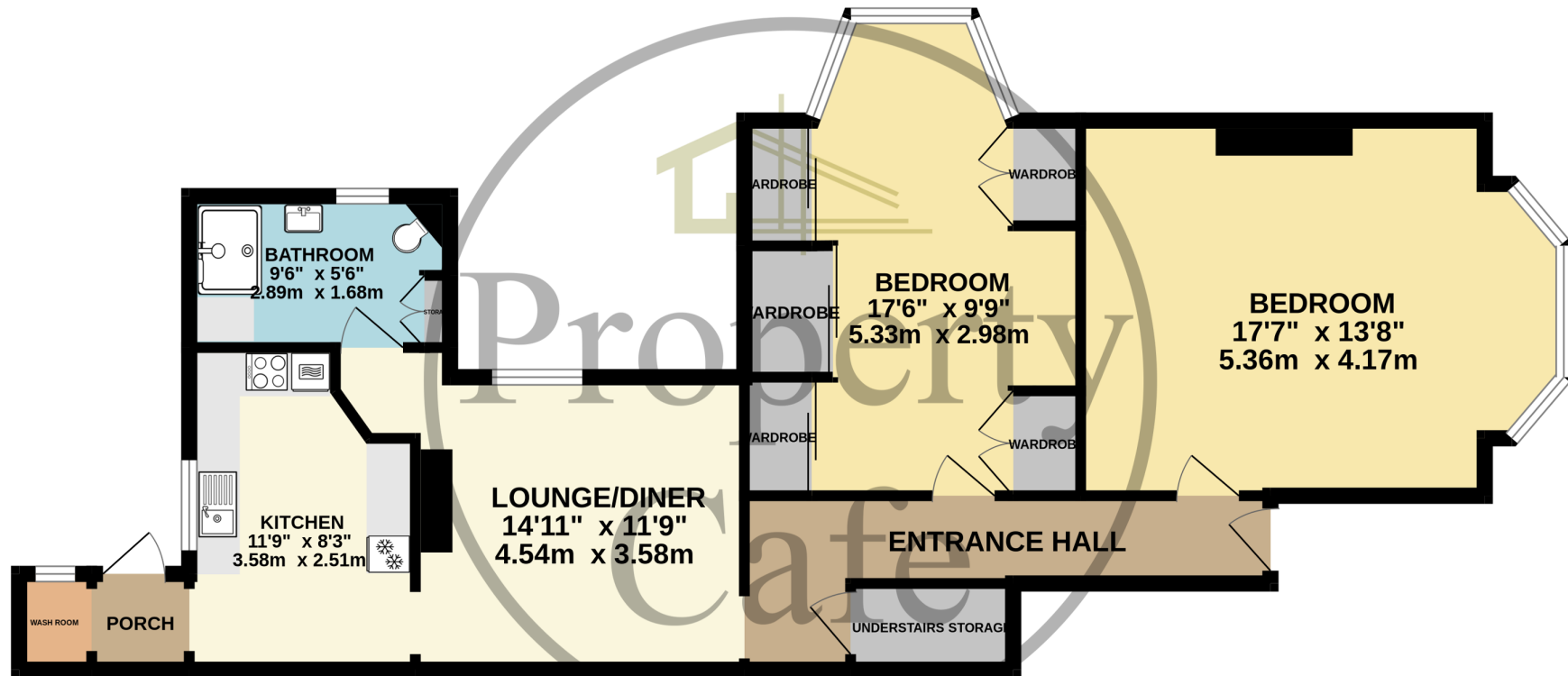
Minimum income required = £33,000





# GROUND FLOOR

794 sq.ft. (73.8 sq.m.) approx.



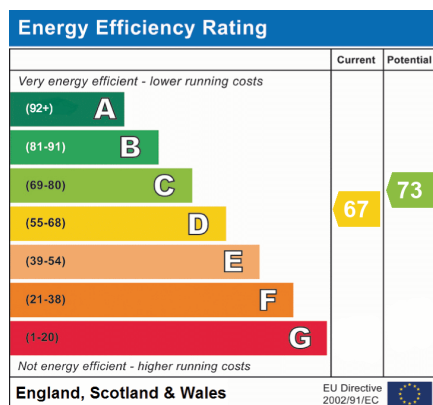
TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2277  
**Parking Types:** No Parking Available.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**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 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.

- Ground floor flat to let.
  - Sought after residential location.
    - Two double bedrooms.
    - Pleasant garden.
  - Gas central heated and some double glazing.
- Kitchen with oven/hob/fridgefreezer.
  - Close to Coombe valley and Ravenside.
    - Good size lounge/diner.
    - Fitted shower room.
  - Available now on a long let.