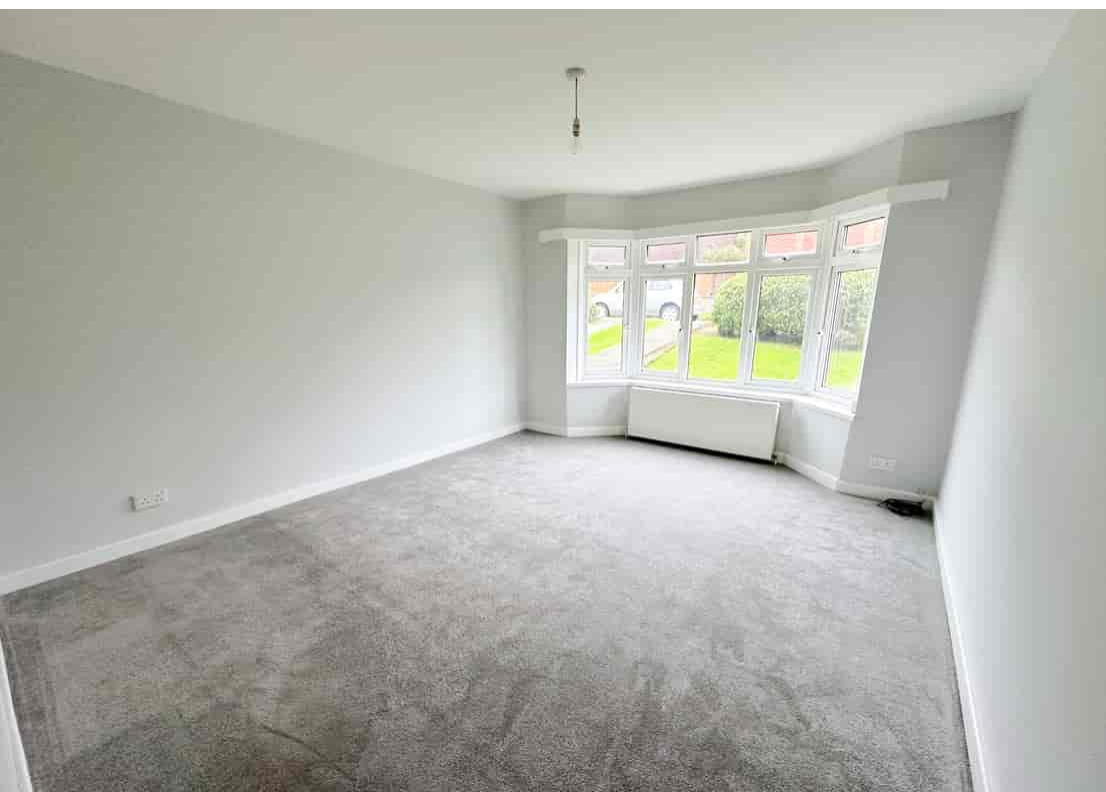




27 Duke Street, Bexhill-on-Sea, East Sussex, TN39 4JG  
£1,175 pcm





\*\*\* £200.00 OFF THE FIRST MONTHS RENT IF YOU MOVE IN BEFORE CHRISTMAS\*\*\* Property Cafe are delighted to present this spacious ground floor purpose built apartment to the lettings market, situated in a sought after Broadoak location just a short distance to Little Common village and Bexhill town centre. Internally the property comprises; A communal entrance area leading onto the Inner flat hall giving access to a spacious West facing lounge with ample space to relax & entertain, modern fitted kitchen with rear door leading to an area of communal rear garden, two well proportioned double bedrooms and a modern fitted bathroom with overhead shower, hand wash basin & WC. Additionally the property is double glazed and benefits from gas fired central heating, with a newly fitted carpet and decorated in a modern colour scheme with ample on street parking. The property is available to let now and a minimum annual income of £35,250 per household is required to be eligible with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

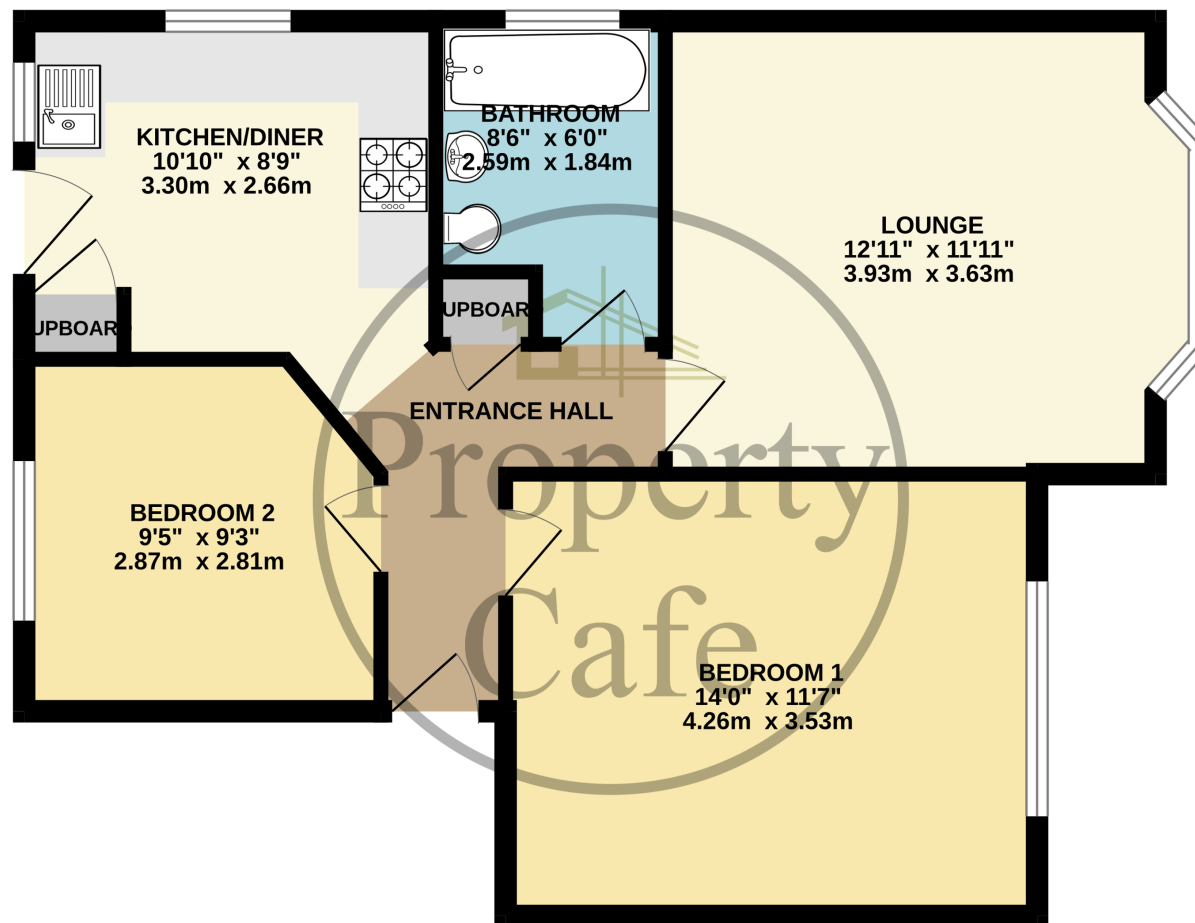
1x Weeks holding fee = £271.158

5x Weeks security deposit = £1,355.76

Minimum income required = £35,250



**GROUND FLOOR**  
**603 sq.ft. (56.0 sq.m.) approx.**



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** On Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

- Ground floor flat to let.
- Sought After Location
- Two double bedrooms.
- Use of communal garden.
- Double glazing and gas central heating.

- Modern fitted kitchen
- Modern bathroom suite.
- Ample on street parking.
- Available now on a long let.
- Sought after residential location.