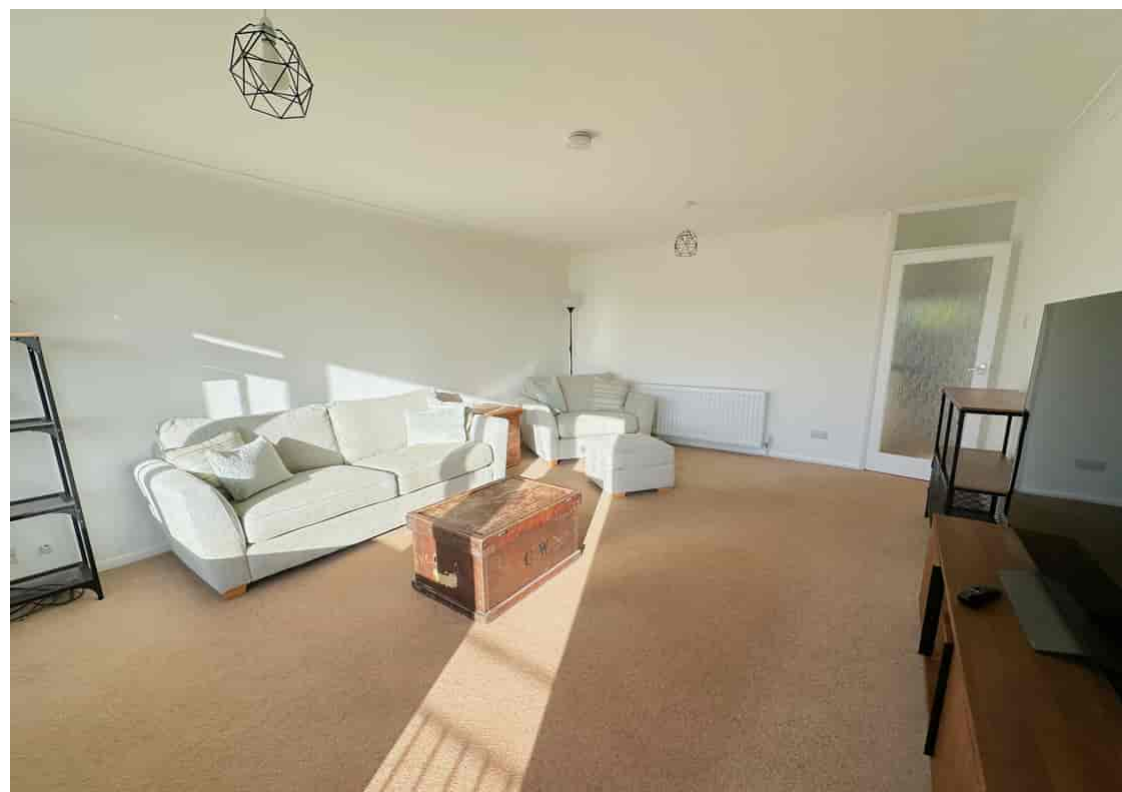




Brampton Avenue, Bexhill-on-Sea, East Sussex, TN39 3NG
£1,250 pcm





Property Cafe are delighted to offer to the lettings market this immaculately presented first floor flat situated in a sought after residential area of Collington, just a short distance to the mainline railway station and town centre. Internally this impressive size property boasts two very spacious double bedrooms, a spacious lounge/diner with South facing balcony a modern fitted shower room and a spacious kitchen/breakfast room with integrated oven/hob, fridge and freezer. Additionally the property further benefits from; Electric central heating, double glazing, modern decor/carpets and a single en-bloc garage. The property is available now and a minimum annual income of £37,500 per household is required to be eligible. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

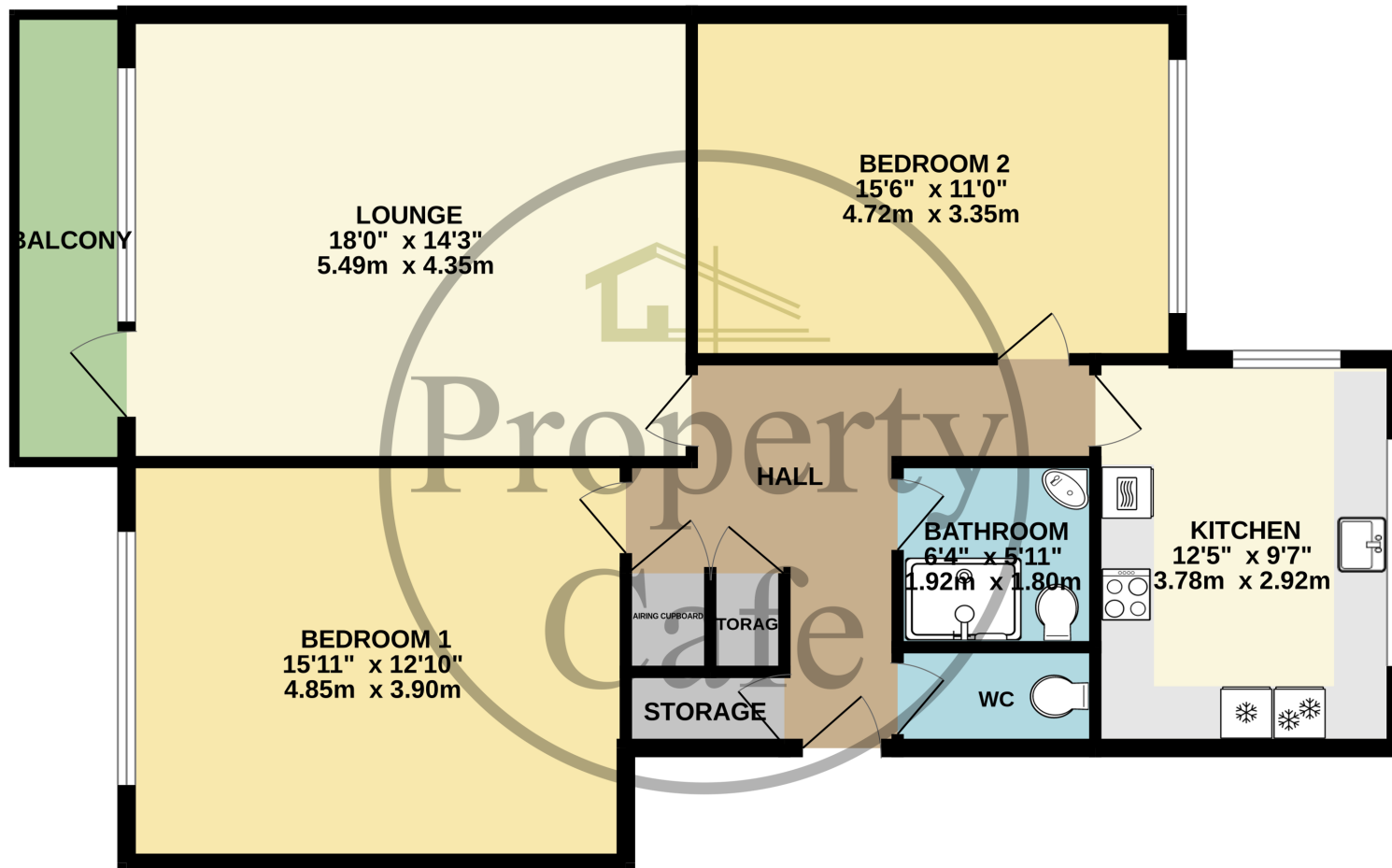
1x Week holding deposit = £288.46

5X Weeks security deposit = £1,442.30

Minimum income required = £37,500



FIRST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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: On Street.
Heating Sources: Central. Electric.
Electricity Supply: Mains Supply.
EPC Rating: E (53)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	59
(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.

- First floor purpose built apartment to let
 - Two spacious double bedrooms.
 - South facing lounge with balcony.
 - Close to Collington railway station.
- Single en-bloc garage and visitors parking.
- Modern kitchen with integrated appliances.
- Modern fitted shower room with separate W.C.
- Electric central heating and double glazing.
 - Security entryphone system.
 - Ample internal storage throughout.