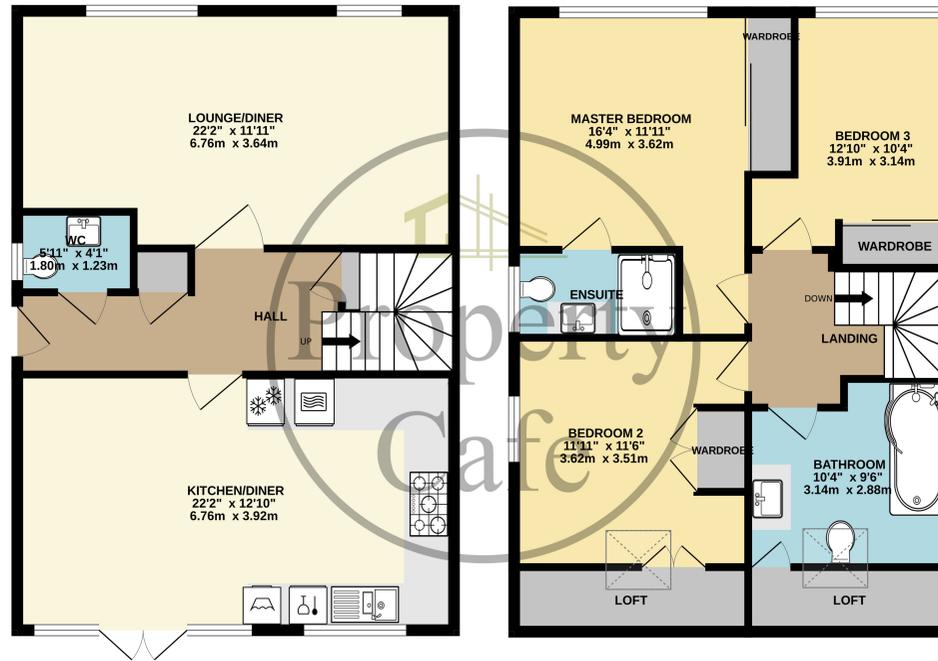


1 Canada Way, Bexhill-on-Sea, East Sussex, TN39 4FL  
£1,450 pcm

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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 buyer. The actual property may vary slightly from the floorplan and the actual area may vary due to the discrepancy of efficiency can be given.

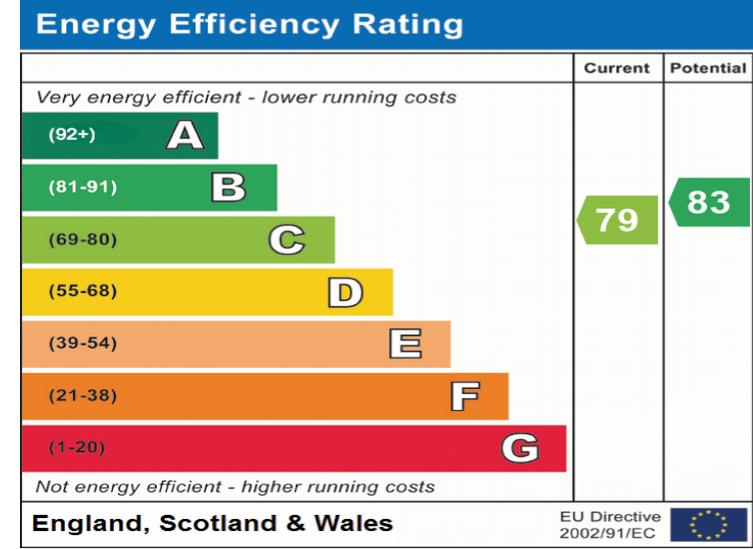


Property Cafe are delighted to offer this immaculately presented detached house to the lettings market, situated in a convenient residential location just a short distance to Sidley high street with it's array of local amenities, and close to parks, bus routes and easy access onto major A roads making this property ideal for all. Internally the property has been tastefully decorated and in brief comprises; Double driveway with a covered porch leading into the spacious entrance hallway with ample storage, a modern downstairs W.C, a very spacious lounge with ample space for dining and entertaining guests, a modern fitted kitchen/diner with integrated appliances and sliding patio doors leading onto the south facing rear garden with large patio and lawn. Stairs rising to the first floor landing offer access onto two large double bedrooms, one with ensuite shower room, a good size single bedroom and a modern family bathroom with shower over bath. Additionally the property offers ample natural lighting, gas central heating, double glazing, modern tones and is available on a long let from early September 2025, with a minimum annual income of £43,500 per household 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 014242 224488 Option 2

1x Weeks holding deposit = £334.61

5x Weeks security deposit = £1,673.07

Minimum income required = £43,500



**Bedrooms:** 3  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Off Street.  
**Heating Sources:** Central. Gas Central.  
**Electricity Supply:** Mains Supply.

- Detached family home to let.
- Off road parking for two cars.
- South facing garden with patio and lawn.
- Gas central heating and double glazing.
- Convenient location for travel and amenities.

**Receptions:** 2  
**EPC Rating:** C (79)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

- Three good size bedrooms.
- Modern integrated kitchen.
- Family bathroom and en-suite shower room.
  - Spacious lounge/diner.
- Available mid September 2025