



Flat 2 Victoria Heights 63 Norman Road, St. Leonards On Sea, East Sussex, TN38 0EG
£1,650 pcm





Property Cafe are delighted to offer to the lettings market this substantial sized ground floor set in a beautiful 1850's church conversion, situated in the sought after central St Leonards location just a short distance to the high street with its fantastic array of boutique shopping outlets, cafe's, bars/restaurants, Warrior Square mainline railway station and St Leonards stunning seafront promenade and beach. Internall this impressive sized property offers modern and spacious accommodation throughout and in brief comprises; Secure spacious communal hallway with stained glass windows, decorative wooden trim and a 50ft flat Entrance hallway with storage cupboard offering access onto three very spacious double bedrooms with ample space for furniture and the master bedroom offer an ensuite shower room with, a four piece family bathroom suite with shower cubicle, bath, low level W.C and handwash basin, a 24'9 x 20'7 open plan living accommodation with ample space for dining, relaxing and entertaining guests, with a modern kitchen with vaulted ceiling, velux windows, and built in appliances to include; Oven/hob washing machine, dishwasher and built in fridge-freezer. In addition this fantastic property offers full double glazing and gas fired central heating, a modern colour scheme with white tones and decorative wall paper, hardwood flooring, neutral carpets, high ceilings, spotlights, security entryphone system and is available to now on a long term let. A minimum annual income of £49,500 per household is required to be eligible and internal viewings are highly recommended. For additional information or to book your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

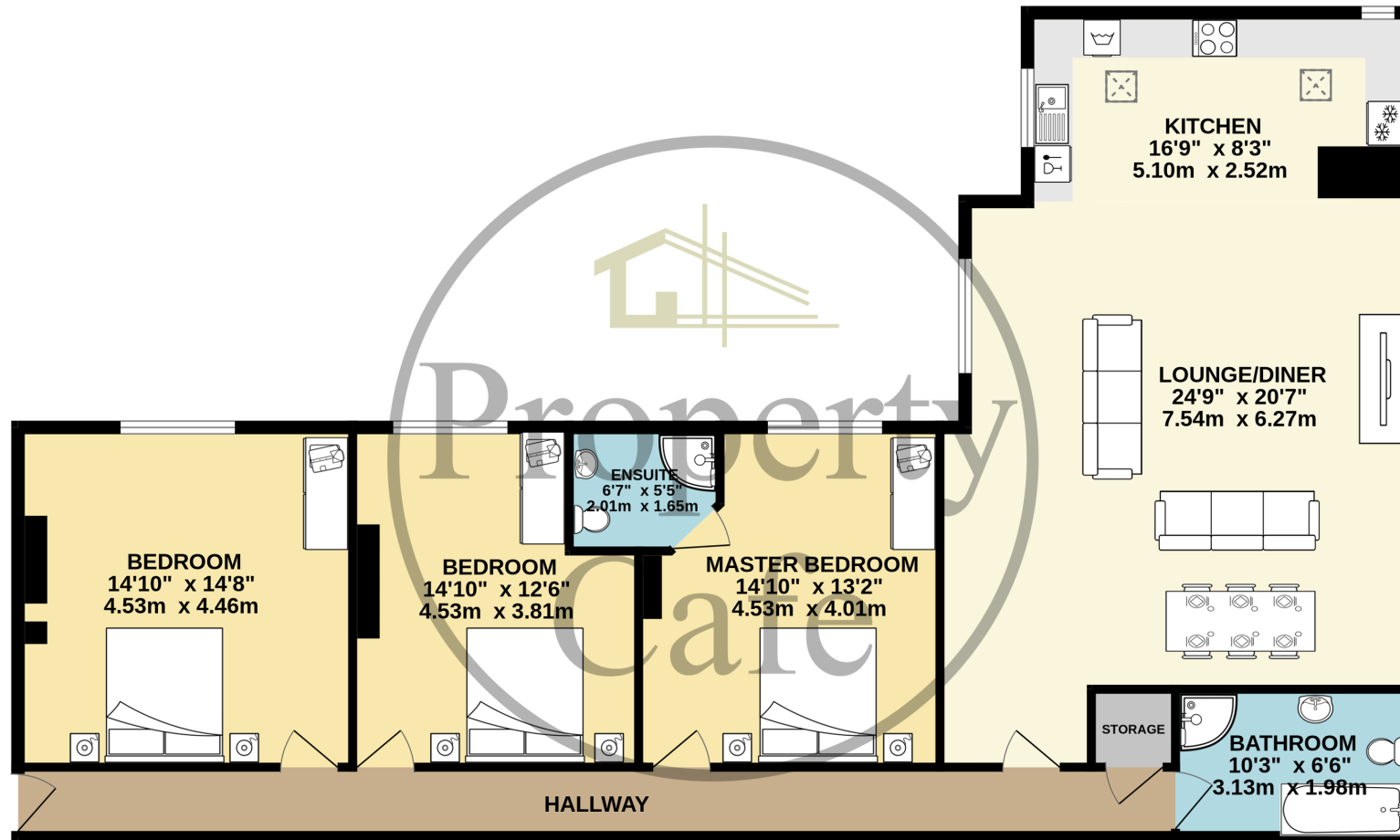
1x Week holding deposit = £380.76

5 Week security deposit = £1903.84

Minimum affordability required = £49,500



GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.

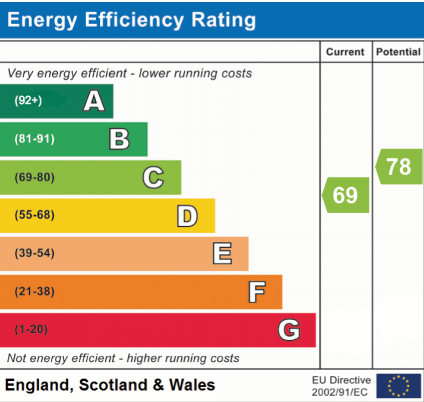


TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

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: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2437
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.





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.

- Substantial size ground floor flat to let.
- Modern open plan living accommodation.
- Sought after central St Leonards location.
 - Modern fully integrated kitchen.
 - Four piece family bathroom suite.
- Close to transport links, amenities and stunning coastline.
 - Three very spacious double bedrooms.
 - Double glazing and gas central heating
 - Master bedroom En-suite shower room.
 - Available now on a long term Let.