



52 Ashdown Road, Bexhill-on-Sea, East Sussex, TN40 1SF
£1,250 pcm





Property Cafe are delighted to offer to let this well presented semi detached house situated in the popular residential area of Bexhill close to the town centre, mainline railway station and St Richards Schools. Internally this recently refurbished property comprises; A spacious dual aspect lounge with understairs storage cupboard, a modern fitted kitchen, a good size dining area with french doors into the rear garden. Stairs leading onto the first floor landing offering access onto an conveniently placed airing cupboard, a modern fitted white suite bathroom with shower over the bath, A good size double bedrooms to the front of the property which benefits from fitted wardrobes and a spacious rear bedroom. Additionally the property further benefits from low maintenance courtyard style gardens, a single garage with side access through to the garden, double glazing, gas central heating and has been redecorated and carpeted in modern white and grey tones throughout. The Fantastic property is available late January 2026 and a minimum annual income of £37,500 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.

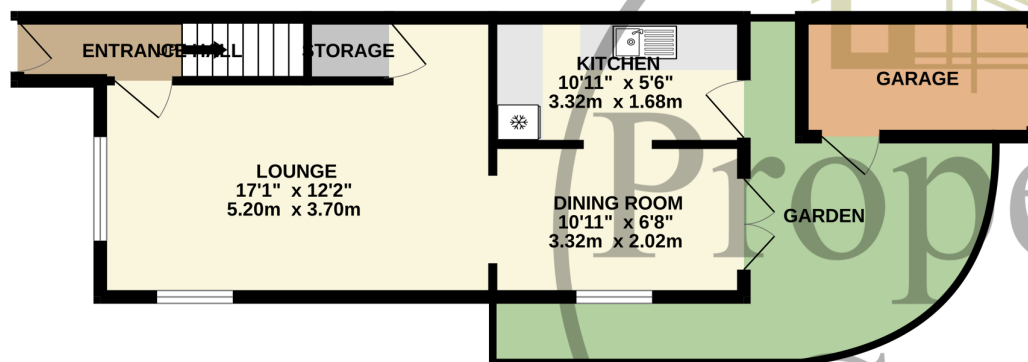
1x Week holding deposit = £288.46

5x Weeks security deposit = £1,442.30

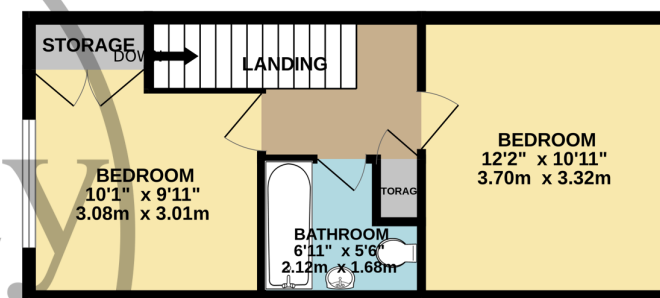
Minimum income required = £37,500



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.




1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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: 2
Council Tax: Band C
Council Tax: Rate 2277
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: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





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.

- Two double bedrooms.
- Semi detached house to let.
- Detached single garage with side access.
- Low maintenance front and rear garden.
- Double glazing and gas central heating.

- Close to Bexhill town centre.
- Modern fitted kitchen and bathroom.
- Lounge and split dining room.
- Newly decorated and carpeted in modern tones.
- Available January 2026.