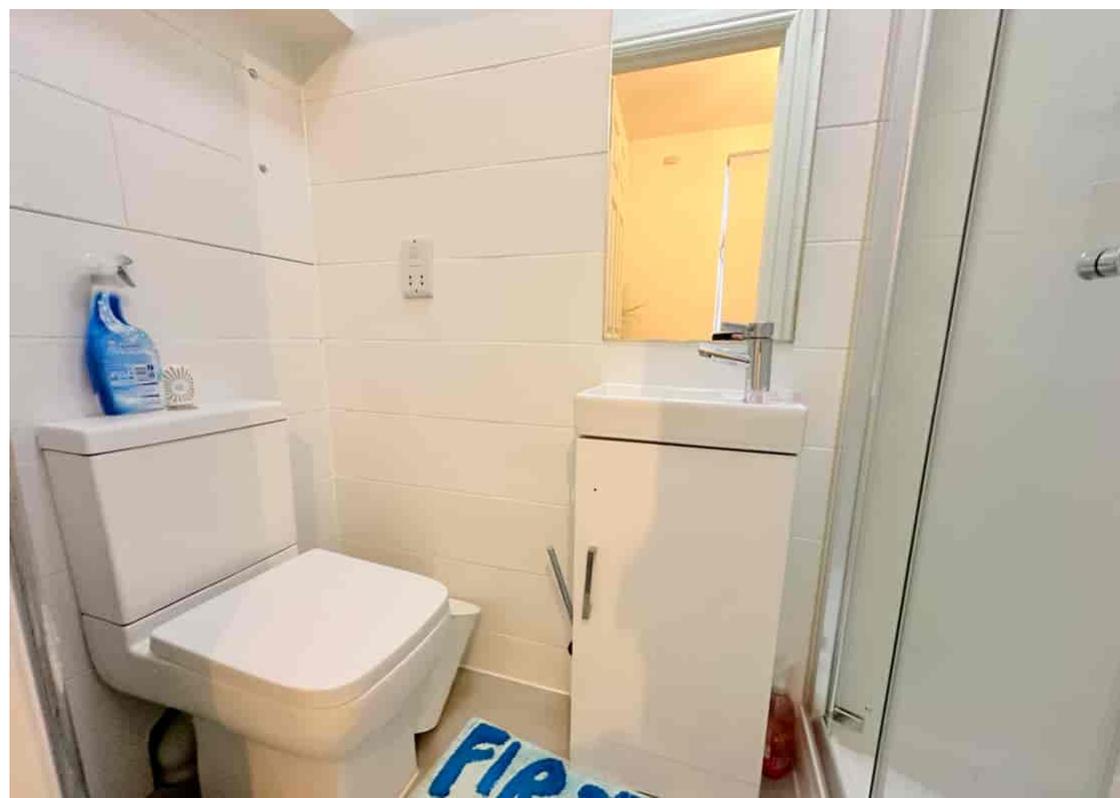
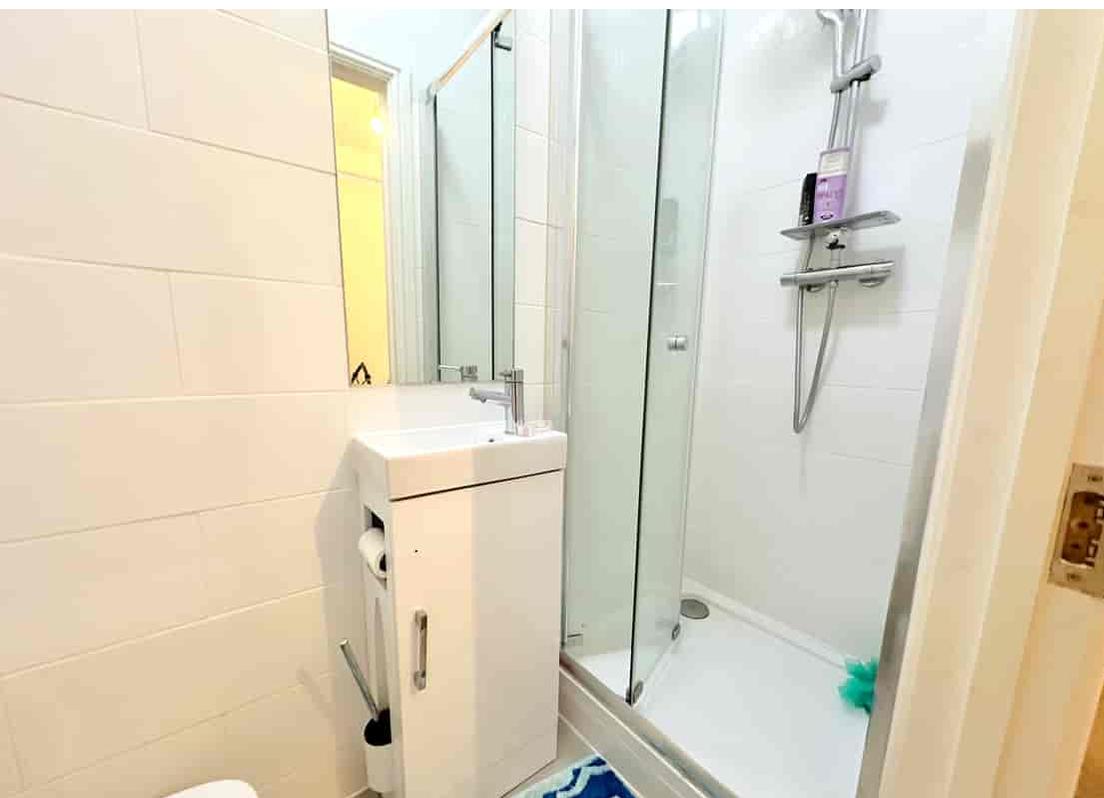




Flat 6 Buckhurst Road, Bexhill-on-Sea, East Sussex, TN40 1QF  
£1,150 pcm





Property Café are delighted to offer to let this modern Second floor flat situated in the heart of Bexhill town centre, close to the railway station and an array of independent shops, bars and restaurants. Internally this property offers bright and airy accommodation throughout and comprises; Entrance hallway with storage cupboard leading onto two good size double bedrooms one of which benefits from a modern fitted en-suite shower room, a modern family bathroom with roll top bath and an open plan modern kitchen with integrated oven and hob and spacious lounge with bay window. Additionally the property benefits from an allocated parking space for one car, a security entry phone system, modern decor and carpets, gas fired central heating and full double glazing. The property is in an excellent location, ideal for commuters and is available now on a long let. A minimum annual income of £34,5000 per household is required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

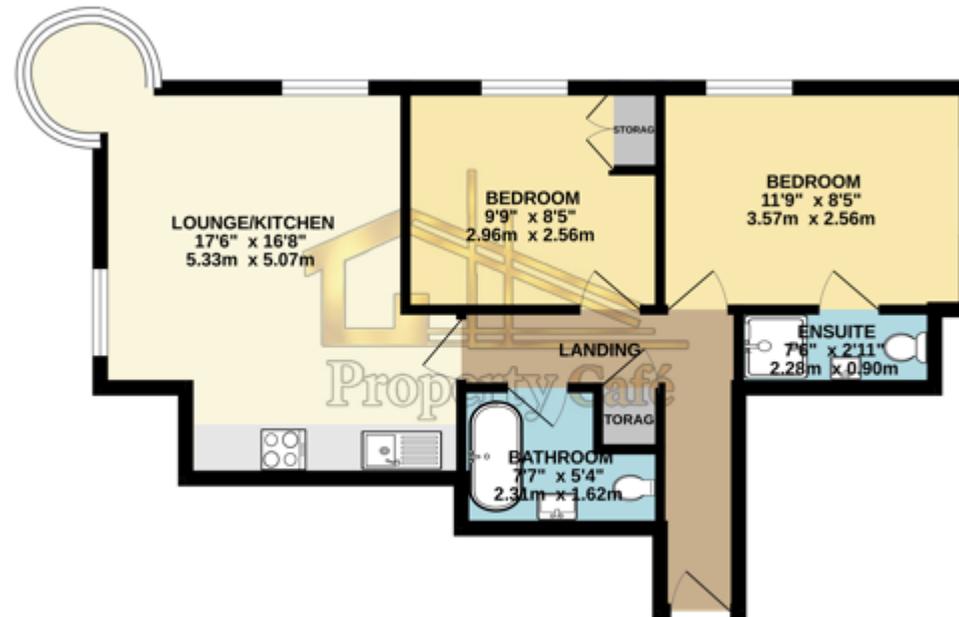
1x Week holding deposit = £265.38

5x Weeks security deposit = £1,326.92

Minimum annual income = £34,500



**2ND FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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  
**Council Tax:** Band B  
**Parking Types:** Allocated.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (78)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Here at Property Cafe Limited we believe in full transparency. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Second floor flat to let.
    - Off road allocated parking space.
  - Spacious open plan living accommodation.
    - Double glazing and gas central heating.
  - Town centre location close to mainline railway.
- Two double bedrooms.
  - Master bathroom and en-suite shower room
  - Modern fitted kitchen with integral oven and hob.
    - Available late march 2026.
  - Modern decor and colour scheme.