



17 Spring Lane, Bexhill-on-Sea, East Sussex, TN39 4ET

£1,550 pcm





The Property Cafe are delighted to offer to the lettings market this beautifully positioned detached bungalow, situated in the sought after residential Little Common area, just a short distance to the village with it's array of local amenities, easy access onto the A259 and the High woods. This well proportioned property offers; A spacious double driveway with single garage with electric up and over door, power and side access, entrance hallway offers access onto a good size galley style kitchen with integrated oven/hob and door to rear garden, a modern shower room with large shower enclosure, vanity sink and W.C, two good size double bedrooms, and a large dual aspect lounge/diner with sliding patio doors into the double glazed conservatory overlooking the well established garden. Additionally the property offers bright and airy accommodation throughout with neutral decor and carpets, double glazing and gas fired central heating. This fantastic property is available now and a minimum annual income of £46,500 per household is required to be eligible with viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

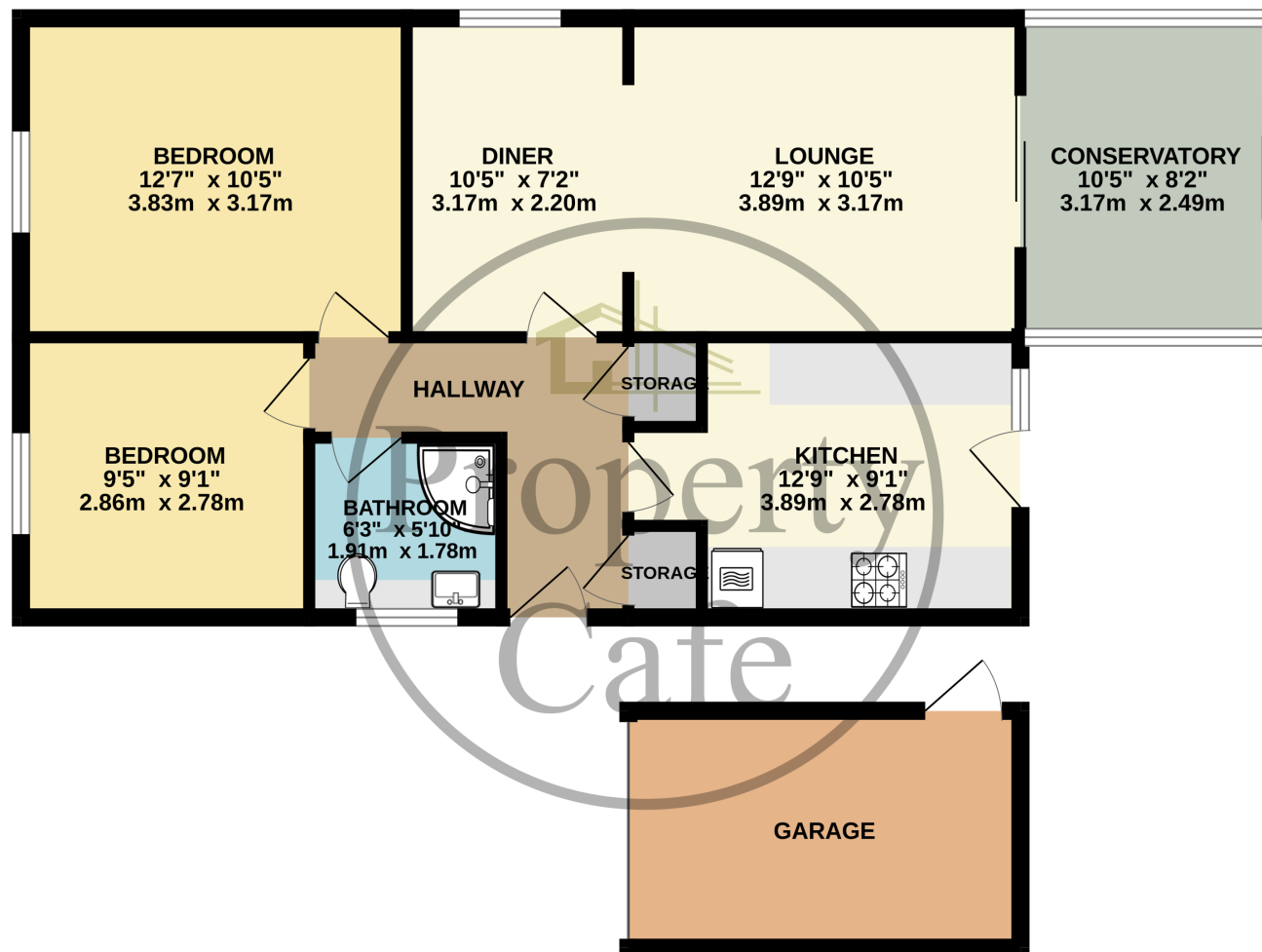
1x Week holding deposit = £357.69

5x Week security deposit = £1,788.46

Minimum income required = £46,500



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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 D

Council Tax: Rate 2561

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

EPC Rating: C (69)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.

- Detached bungalow to let.
- Double driveway and single garage.
- Double glazing and gas central heating.
 - Well established rear garden
 - Dual aspect lounge/diner.

- Modern galley style kitchen.
- Sought after residential location.
 - Modern shower room.
 - Available now.
- Double glazed conservatory.