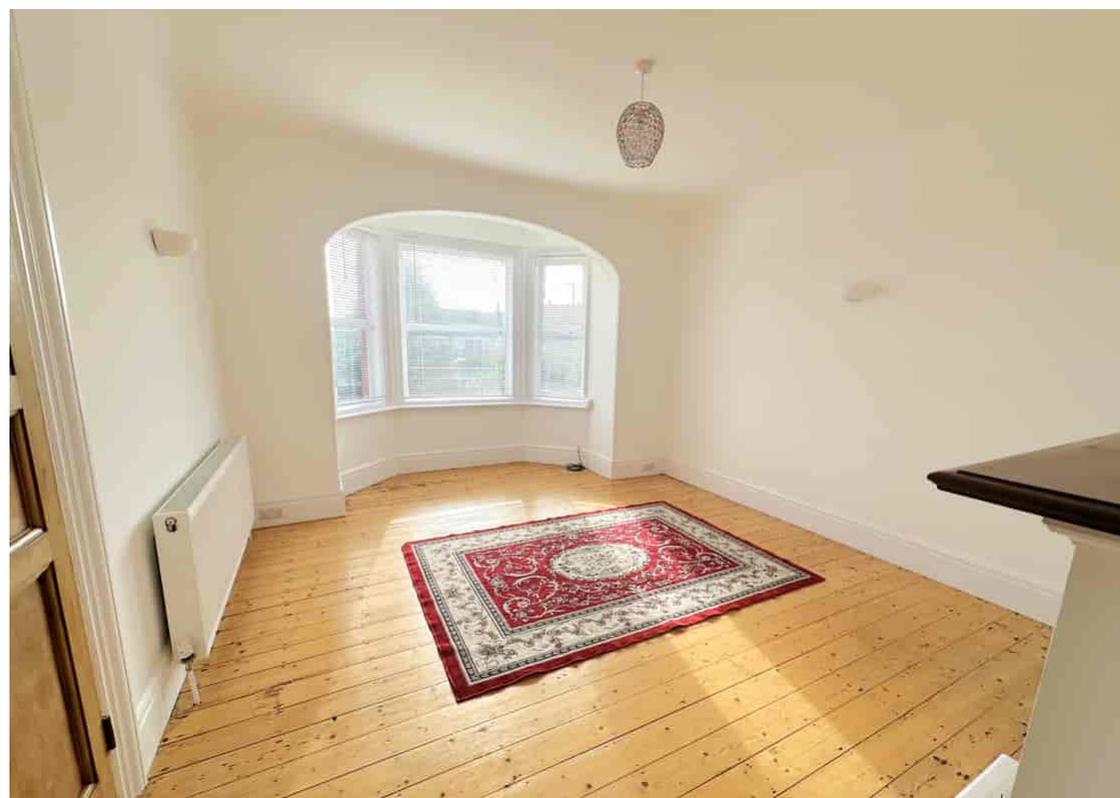




15 Manor Road, BEXHILL-ON-SEA, East Sussex, TN40 1SP
£1,295 pcm





Property Cafe are delighted to offer this Immaculately presented Victorian style ground floor flat to the lettings market, situated in a sought after town centre location, just a short distance to the mainline railway station, seafront promenade, local schools and the towns array of bars, restaurants and amenities. Internally this spacious flat offers a private entrance with lobby and hallway leading onto a modern kitchen/breakfast room with integrated oven/hob, a modern bathroom with Victorian mosaic tiles, a bright and airy lounge with large bay window and feature fireplace, a excellent size double bedroom with feature fireplace and door into the rear courtyard garden, and a good size second bedroom/office space. This wonderful property has been finished in neutral white tones with hardwood flooring and tile throughout whilst benefiting from gas fired central heating, double glazing, ample on street permit parking available and the property is available now on a long let with internal viewings recommended to appreciate the space fully. A minimum annual income of £38,850 per household is required to be eligible and for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

1x Week holding deposit = £298.85

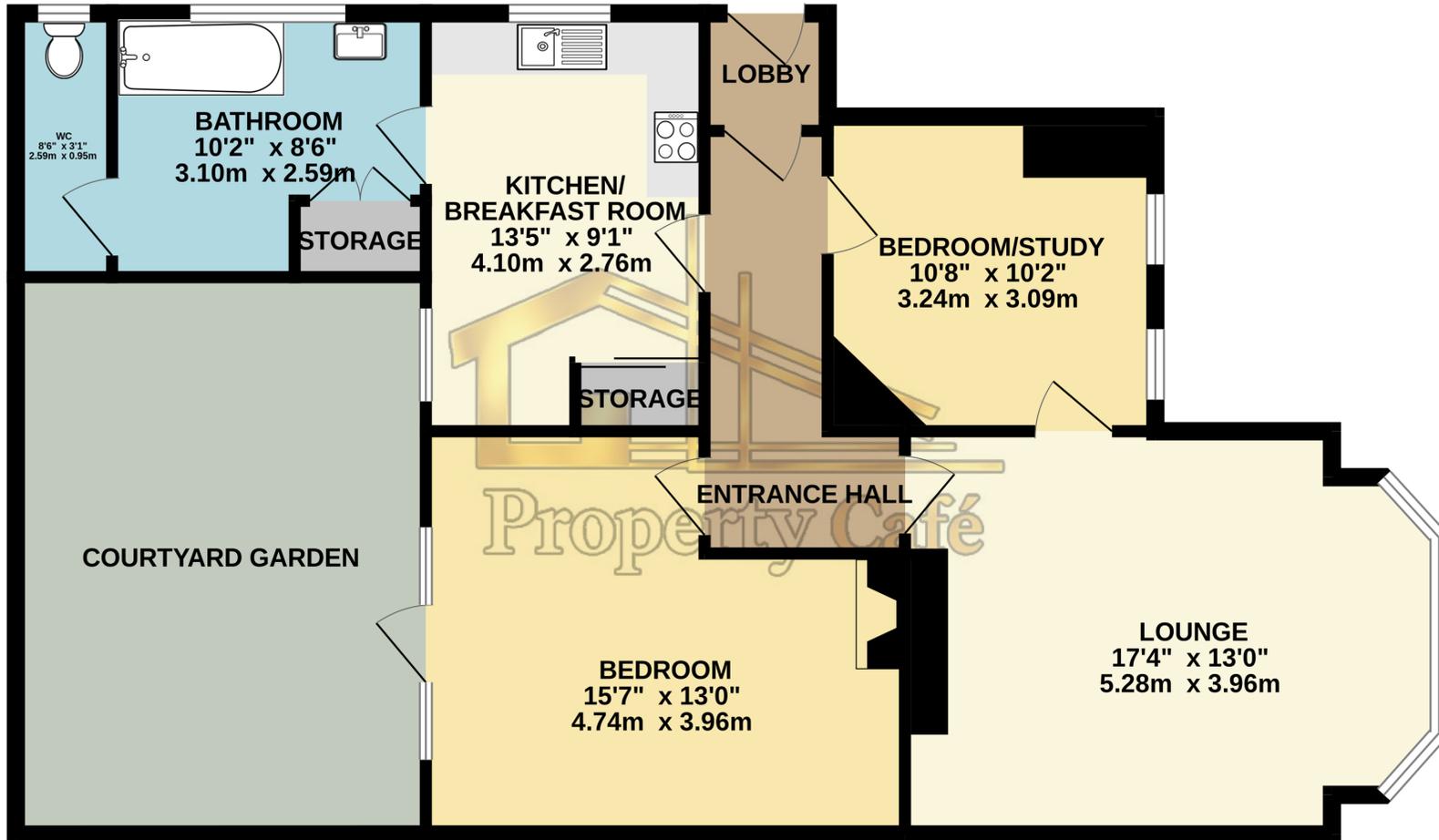
5x Weeks security deposit = £1,494.25

Minimum income required = £38,850



GROUND FLOOR

1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1708
Parking Types: Permit.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<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.

- Victorian style Ground floor flat to let.
 - Low maintenance courtyard garden.
 - Double glazing and gas central heating.
 - Close to train station and seafront.
 - Two good size bedrooms.
- Bright and spacious lounge with bay window.
 - Modern kitchen/breakfast room.
 - Modern bathroom and W.C.
 - Sought after Bexhill town location.
 - Available now on a long let.