



Flat 6, 6 Sedlescombe Road South, St Leonards on Sea, East Sussex, TN38
OTA
£875 pcm



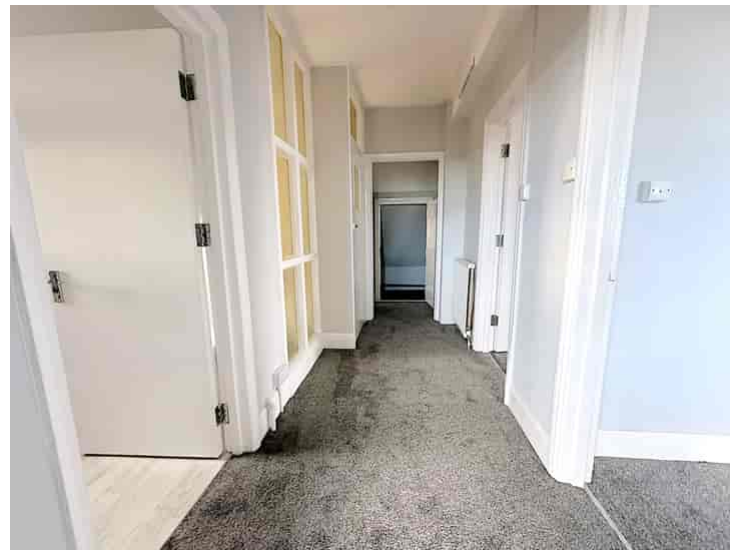


Property Cafe are delighted to offer to let this second floor flat, situated in the popular St Leonards area, just a short distance to Silverhill high street, this property has ample amenities close by with excellent transport links onto the A21, A259 and mainline railway station. This second floor flat is set at the top of the block providing beautiful panoramic views over Hastings. Internally this property boasts a well proportioned hallway with accommodation comprising; Spacious and bright lounge/diner with large dormer window to enjoy the scenery, a smaller double bedroom with dormer window offering further views, a very spacious master bedroom, modern fitted kitchen and a modern fitted bathroom with shower over bath. Additional benefits to this already wonderful property include; Gas central heating, double glazing, a modern colour schemes and internal storage. This property is available late January 2026 on a long let and internal viewings are highly recommended. A minimum annual income of £26,250 per household is required to be eligible and for further information to to arrange your internal viewing, please call Property Café Lettings 01424 224488.

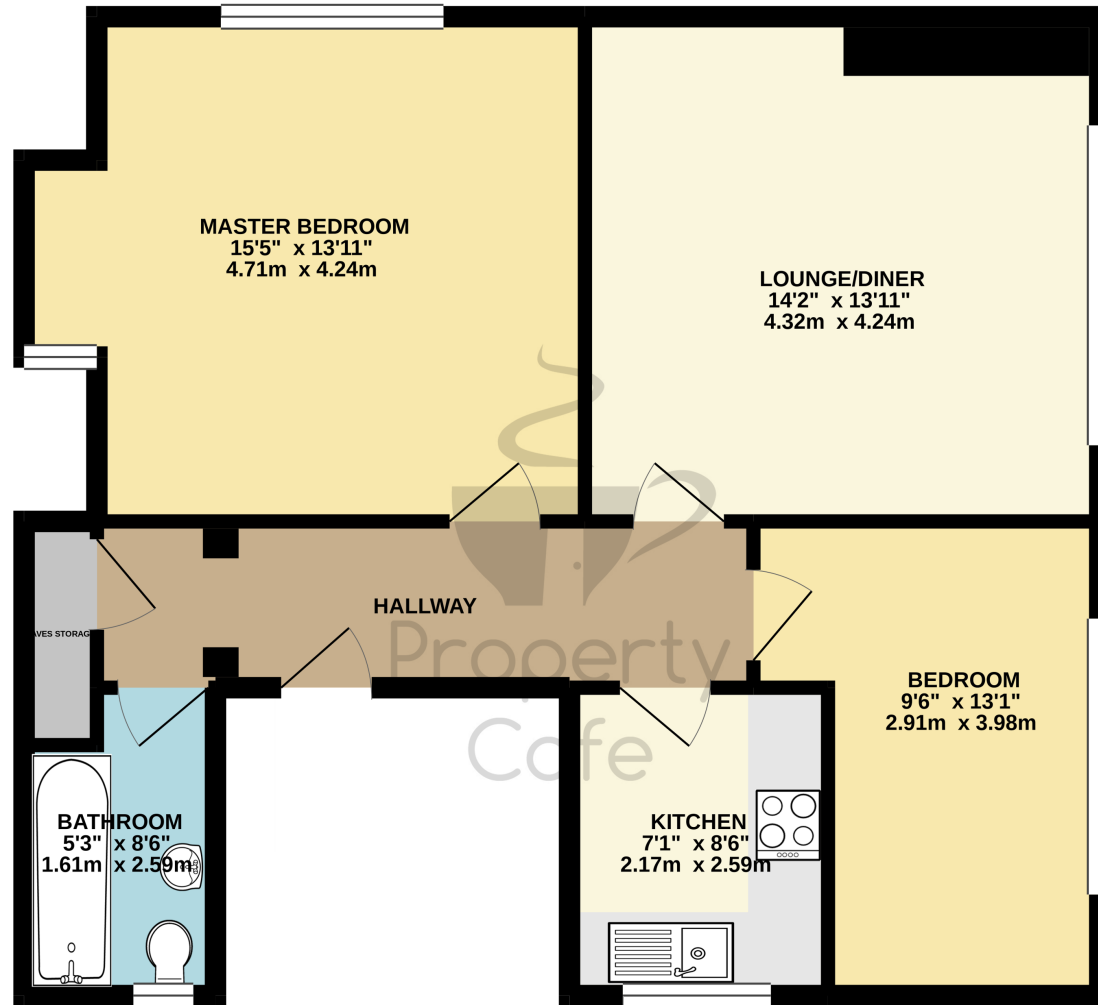
1x Weeks holding deposit = £201.92

5x Weeks security deposit = £1,009.60

Minimum income required = £26,250.00



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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 1703

Parking Types: On Street.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

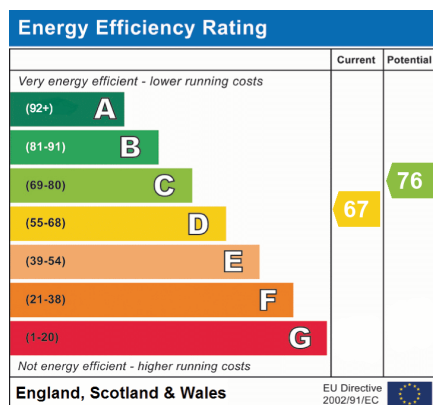
EPC Rating: D (67)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

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.

- Second floor flat to let.
 - Two bedrooms.
 - Modern fitted kitchen
 - In the heart of Silverhill.
 - Double glazing and gas central heating.
- Available late January 2026.
 - Modern bathroom.
 - Internal storage.
 - Modern decor.
 - Spacious lounge/diner with large dormer window.