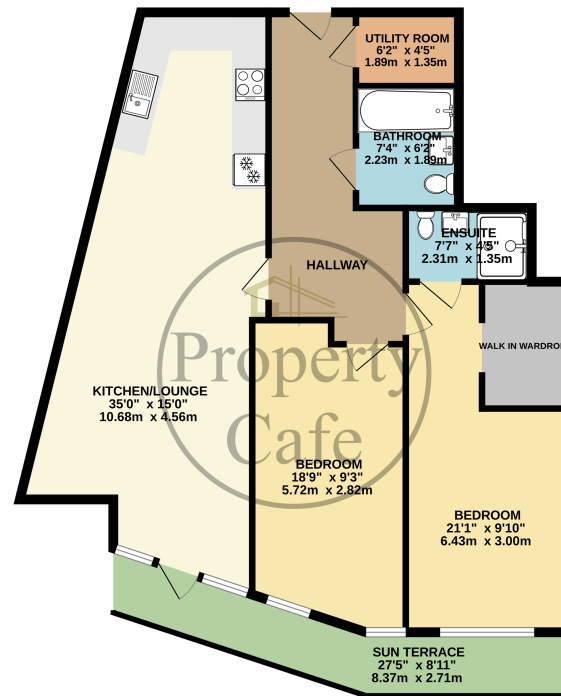




Flat 1B Marina, Bexhill On Sea, East Sussex, TN40 1DA
£1,250 pcm

GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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Property Café are delighted to offer this brand newly built ground floor apartment situated in a prominent purpose built seafront block of flats overlooking the De La Warr Pavilion Gardens with sea views and a fantastic array of local independent stores in Bexhill town centre, and just a short distance to the mainline railway station. Internally these impressively proportioned flats comprise; Communal lobby offering access into the flats entrance hallway leading onto a large boiler/storage cupboard, A family bathroom with shower over bath, enclosed toilet system and vanity sink with LED mirror, a good size double bedroom, master bedroom with walk in wardrobe and an ensuite shower room with vanity sink and LED mirror, and a spacious lounge/diner with open plan bespoke integrated kitchen fitted with oven/hob, extractor fan and fridge-freezer. This immaculately presented property offers modern living throughout with neutral colour schemes, herringbone laminate flooring, a low maintenance south facing sun terrace, security entry phone system, full double glazed tilt and turn windows and energy efficient electric central heating system. The property is available now on a long let and a minimum annual income of £39,000 per household is required to be eligible for this property and internal viewing are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1 week, Holding deposit = £288.46

5 week Security deposit = £1,442.30

Minimum annual affordability = £37,500 p.a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 2

Council Tax: Band D

Council Tax: Rate 2439

Parking Types: Not Allocated. On Street. Permit.

Heating Sources: Double Glazing. Electric.

Electricity Supply: Mains Supply.

- Ground floor flat to let.
 - Newly built.
- Two good size double bedrooms.
 - Bespoke integrated kitchen.
- Double glazing and electric central heating.

Receptions: 1

EPC Rating: D (56)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL. Cable.

Accessibility Types: Lateral living. Lift access. Wide doorways.

- Family bathroom.
- Private South facing sun terrace.
- Utility room and ample internal storage.
 - Town centre location.
 - Available early May 2025