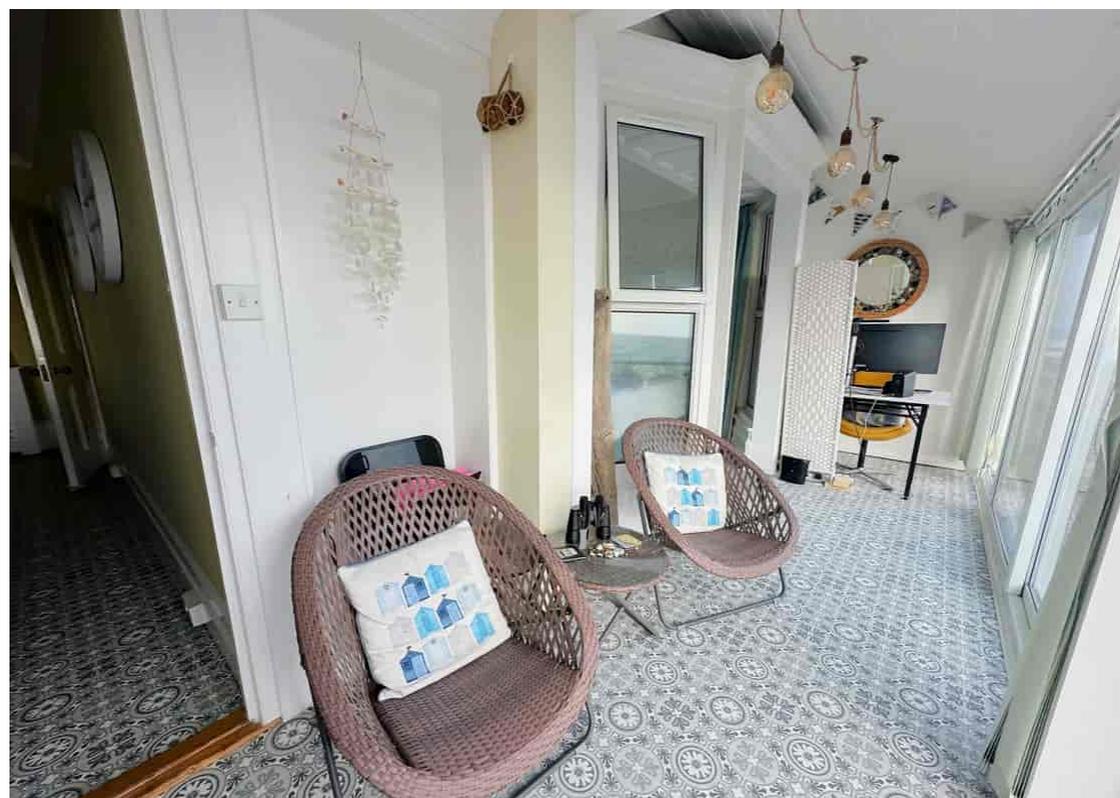
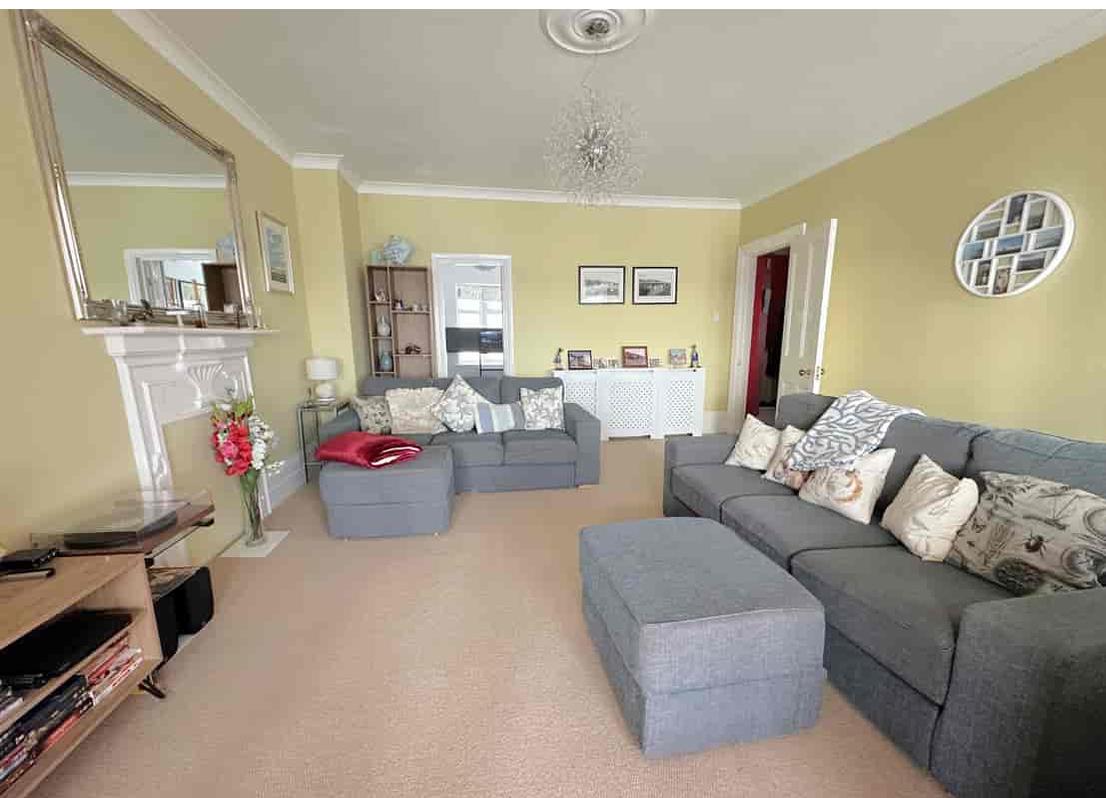




7 Channel View, Bexhill-on-Sea, East Sussex, TN40 1JT  
£1,600 pcm





Property Cafe are delighted to offer the very rare opportunity to live in this immaculately presented first floor seafront flat situated directly on Bexhills beautiful promenade with uninterrupted sea views reaching to beachy head and just a short distance into Bexhill town centre with a variety of bars/restaurants, the mainline railway and boutique shops. Internally this property has an impressive size accommodation comprising; Two double bedrooms both with fitted wardrobes and vanity units, a large modern shower room/utility room, a good size modern fitted kitchen with integrated oven, hob and fridgefreezer, a spacious lounge/diner with ample space to relax and entertain guests, a snug room overlooking the seaside and a large sun room with access onto the balcony with steps leading onto the seafront promenade. The property benefits from gas fired central heating, full double glazing, private entrance, modern decor and carpets. The property is available to let late January 2026, children are welcome, pets are negotiable and a minimum annual income of £48,000 per household is required to be eligible for this property. Properties such as this rarely become available to let in the town and early internal viewings are a must to appreciate the spectacular views, bright and airy accommodation and location of this wonderful property. For further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

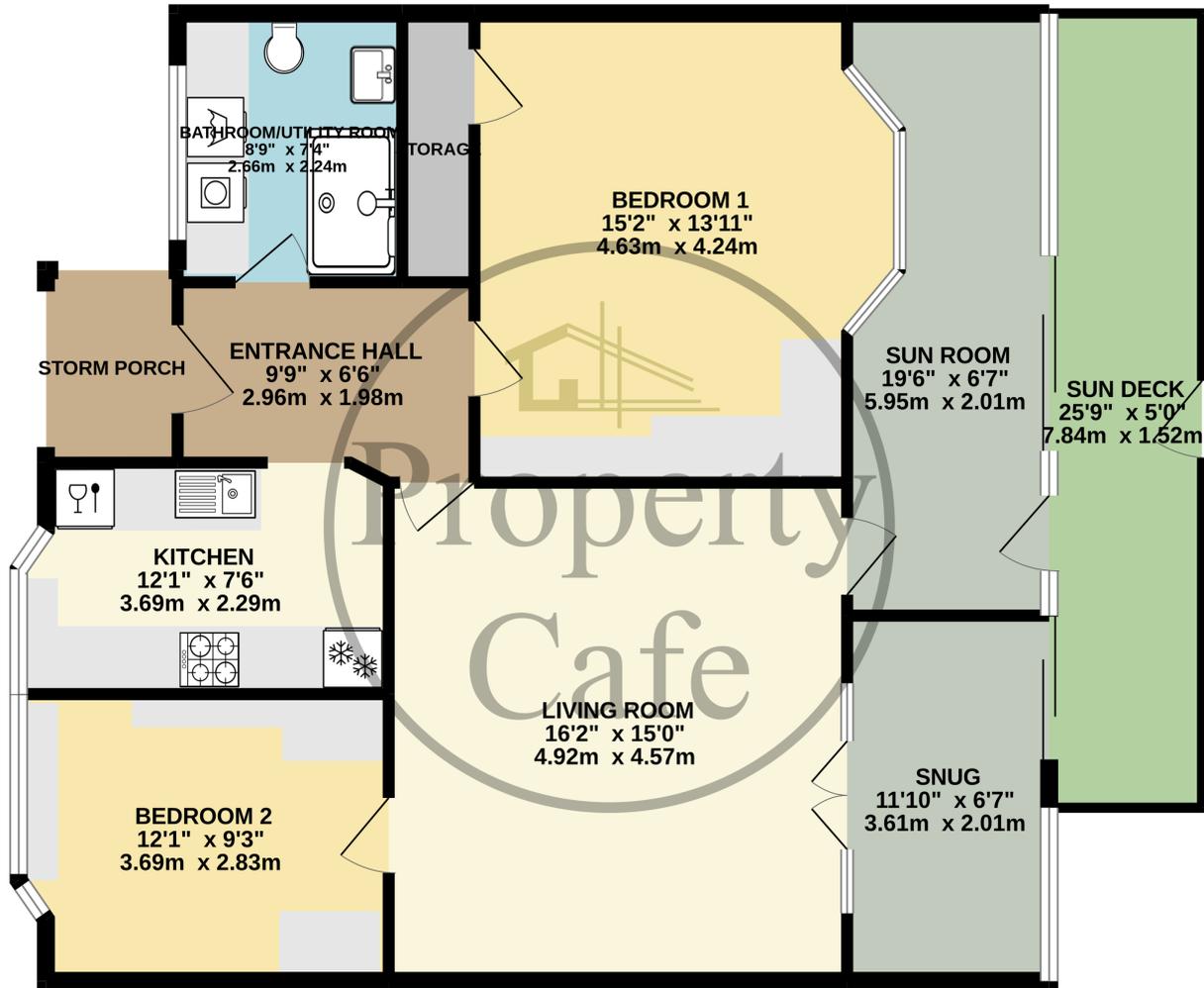
1x Week holding deposit = £369.23

5x Weeks security deposit = £1,846.15

Minimum income required = £48,000



**GROUND FLOOR**  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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 C  
**Council Tax:** Rate 2277  
**Parking Types:** Permit.  
**Heating Sources:** Double Glazing.  
**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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



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.

- Directly on the seafront with uninterrupted views.
  - Two double bedrooms with built in storage.
    - Modern fitted shower room/ utility room.
  - Spacious lounge/diner with beautiful sea views.
  - Modern fitted kitchen with integrated oven/hob and fridgefreezer.
- Large sun room and snug room with sea views.
  - Full double glazing and gas central heating.
  - Bexhill town centre location close to mainline railway station.
  - Children welcome and pets negotiable.
    - Available late January 2026.