



Rotherfield Avenue, Bexhill-on-Sea, East Sussex, TN40 1SZ  
£1,100 pcm









Property Cafe are delighted to offer to the lettings market this immaculately presented first floor purpose-built apartment situated on the outskirts of Bexhill town centre just a short distance to the towns array of shops and train station. Internally the property comprises; A well presented inner hallway giving access through to a spacious lounge/diner with ample space to relax and entertain guests and patio doors leading out onto a full width West facing balcony with pleasant views across the communal gardens, a modern fitted kitchen with a range of units and working space, a modern bathroom and two good size double bedrooms. Further additional benefits include; Electric heating and double glazing, modern colour scheme, a security entry phone system and is available to let mid October on a long let. A minimum annual income of £33,000 per household is required to be eligible for this property and for additional information or to arrange your internal viewing please contact our lettings team on 01424 224488 option 2.

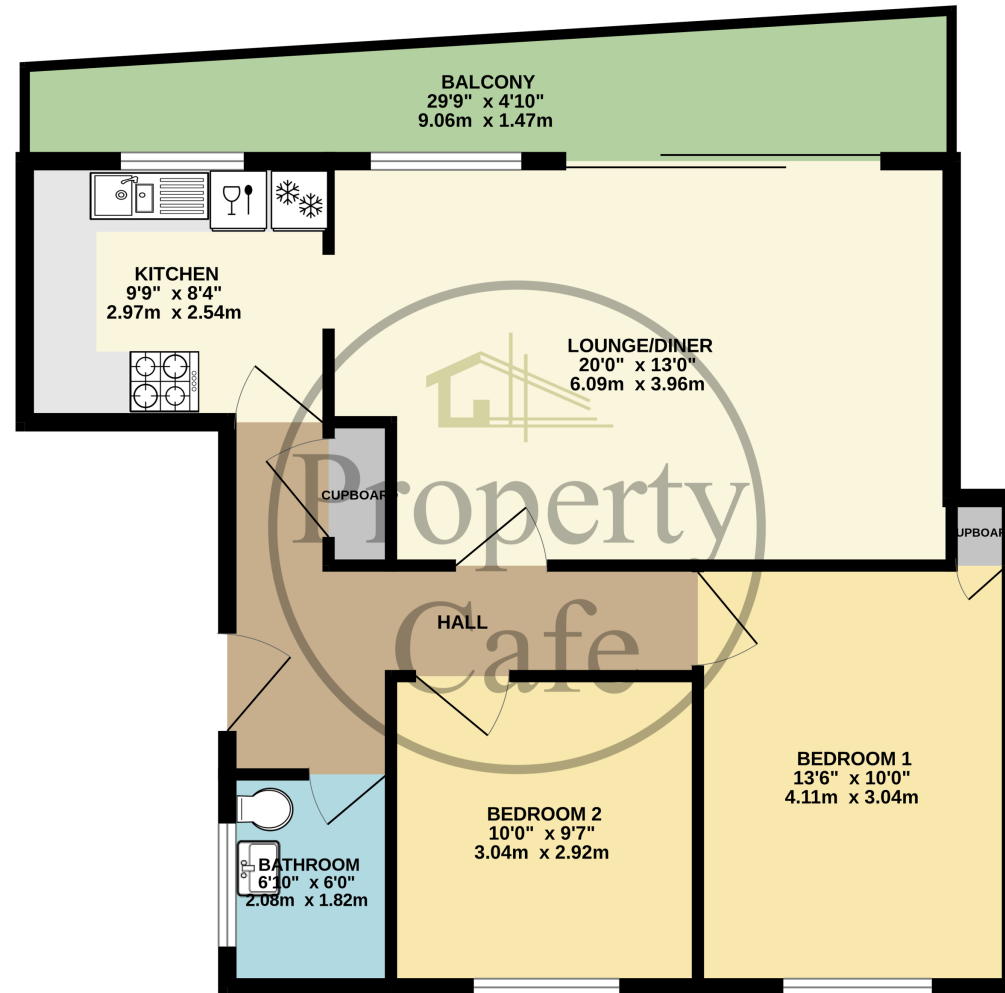
1x Weeks holding deposit = £253.84

5x Weeks security deposit = £1,269.23

Minimum income required = £33,000



**GROUND FLOOR**  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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 B  
**Council Tax:** Rate 1810  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (62)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** None.

| 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>                            |         | 73        |
| (55-68) <b>D</b>                            | 62      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

- Spacious first floor apartment.
    - Two double bedrooms.
    - West facing balcony.
    - Modern fitted kitchen.
  - Double glazing and electric heating.
- Modern fitted bathroom.
  - Spacious lounge/diner
  - Close to Bexhill Town Centre.
    - Communal gardens.
  - Available mid October 2025