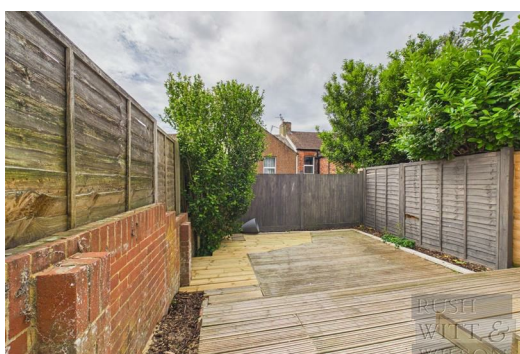




11 Cumberland Road, Bexhill-On-Sea, East Sussex TN39 5BU £1,250 Per Month

This beautifully presented two-bedroom terraced house has been comprehensively refurbished by the current owners and is offered to the market in excellent decorative order throughout. Combining period character with stylish contemporary finishes, the property is ready for immediate occupation and is available with no onward chain. The accommodation benefits from double glazing and gas central heating and features two generously proportioned reception rooms, both enhanced by attractive fireplaces that create warm and inviting living spaces. The recently fitted kitchen has been thoughtfully designed and includes a range of integrated appliances, providing both practicality and modern appeal. A particular highlight of the home is the stunning bathroom suite, featuring a separate shower enclosure and a freestanding bath, complemented by elegant brass fittings that continue throughout the property. Tasteful décor and carefully selected colour schemes further enhance the property's stylish presentation. Outside, the property enjoys a private front garden together with a sunny south-facing rear garden, offering an ideal space for relaxing, entertaining, or enjoying outdoor dining during the warmer months.

Available now! Terms: £1,442 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Entry

12'1 x 2'11 (3.68m x 0.89m)

Kitchen

13'2 x 9'4 (4.01m x 2.84m)

Dining Area

11'3 x 15' (3.43m x 4.57m)

Living Room

14'6 x 11'8 (4.42m x 3.56m)

First Floor**Landing**

11'7 x 5'3 (3.53m x 1.60m)

Bedroom

11'3 x 14'11 (3.43m x 4.55m)

Bedroom

11'3 x 9'3 (3.43m x 2.82m)

Bath/Shower Room

9'8 x 7'10 (2.95m x 2.39m)

Terrace

12'1 x 13'3 (3.68m x 4.04m)

Agents Note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at very low risk of flooding.



Floor 0



Floor 1

Approximate total area⁽¹⁾

82.9 m²
893 ft²

Balconies and terraces

22.5 m²
242 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

