



3 CAWNPORE COTTAGES, FLETCHING



RH & RW  
CLUTTON



**3 CAWNPORE COTTAGES  
HIGH STREET  
FLETCHING  
EAST SUSSEX TN22 3SU**

Uckfield mainline station 3 miles  
Haywards Heath 8 miles • Ashdown Forest 8 miles  
(All distances are approximate)

**TO LET - £1,200PCM  
FOR A SHORT TERM RENTAL ONLY**

**A characterful mid terrace property  
on Fletching High Street**

Kitchen • 2 Reception rooms • Rear lobby  
Bedroom • Through room -Study/nursery • Bathroom  
Garden with terrace  
Garden shed • On street parking

Contact : Sam Benson - 01342 410122  
SamB@rhrwclutton.co.uk

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**VIEWING**

Strictly by appointment with the landlord's letting agents  
RH & RW Clutton, East Grinstead - 01342 410122.

**SITUATION**

The property is situated within the popular village of Fletching which has a village shop, church and a pub. Fletching lies approx 3 miles to the west of the historic market town of Uckfield which has a comprehensive range of shopping and leisure facilities. Mainline stations are at Uckfield and Haywards Heath (approx 8 miles) which provide regular services to London (London Bridge and Victoria). The Ashdown Forest and South Downs National Park are closeby and a wide range of well regarded state and public schools are available in the area.

**DESCRIPTION**

3 Cawnpore Cottages is a well presented mid terrace cottage with well proportioned rooms and many retained character features including exposed timbers, brick floors,







some leaded windows.

There are **two reception rooms**, one with open fire and one with a woodburner, and a **kitchen** with range of fitted floor units, space for a washing machine and includes a built in electric oven with hob and extractor hood over. There is a lobby leading into the **bathroom** and a door into the rear garden.

Stairs lead from the kitchen to the first floor and through to a **bedroom** and interconnecting **study/nursery**.

### **OUTSIDE**

The garden lies to the rear of the property and has feature beds, borders and a lawned area. Towards the end of the garden is a timber garden shed, suitable for garden storage. On street parking is available on Fletching Hight Street on a first come first served basis.

NB No3 Cawnpore Cottages has a right of access through No 4's garden for placing dustbins to the front of the property on collection days.

### **TENANCY**

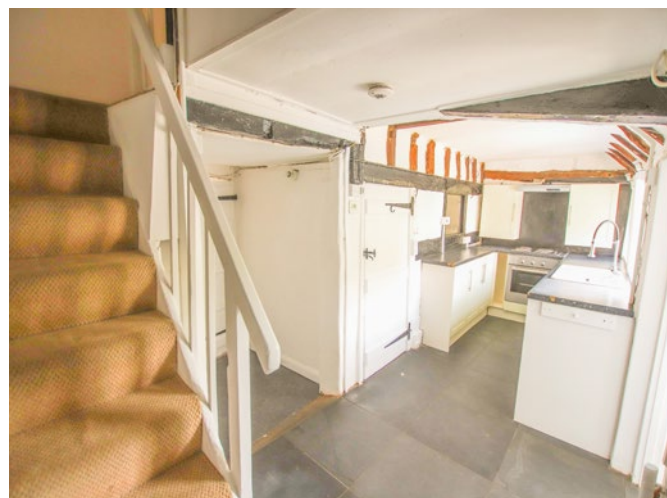
The property is to be let on an Assured Shorthold Tenancy Agreement for an initial period 12 months with a 6 month break clause.

### **TENANCY APPLICATIONS & HOLDING DEPOSIT**

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

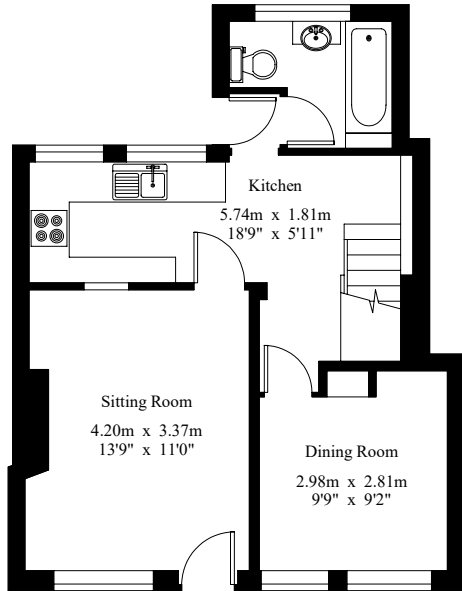
### **REFERENCING & RIGHT TO RENT CHECKS**

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

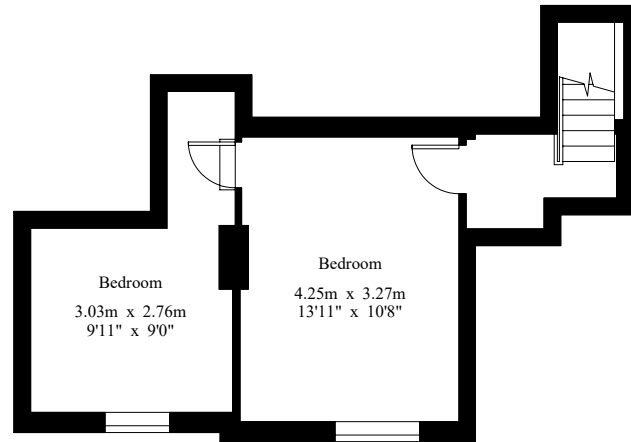


### 3 Cawnpore Cottage

Gross Internal Area : 71.2 sq.m (766 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.  
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### TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

### PETS

Pets will only be allowed with the landlord's specific written permission and, if permitted, an additional rent of £20pcm per pet shall be payable in addition to the monthly rent.

### MAINTENANCE

The tenant will be responsible for maintaining the interior of the house and the garden. The landlord will be responsible for the exterior and the structure.

### SERVICES

Mains gas, electricity and drainage. Gas fired central heating to radiators.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given a rating of D.

### OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Wealden District Council (Band D), Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of Tenant Fees, please visit [www.rhrwclutton.com](http://www.rhrwclutton.com).

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars prepared and photographs taken August 2022.



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[www.rhrwclutton.com](http://www.rhrwclutton.com)

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