



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 5 Bedrooms
- Security Deposit: £3,750
- Council Tax Band: F
- Available Now
- Energy Efficiency Rating: D
- Off Road Parking

Crowborough Hill, CROWBOROUGH

£3,250 pcm



Crowborough Hill, Crowborough, East Sussex, TN6 2HL

Beautiful detached 5 Bedroom Victorian villa with accommodation arranged over 3 floors and benefitting from large maintained Garden and Off Road Parking for 2 cars. The house has been tastefully decorated throughout and retains plenty of its period charm and features, all in a fantastic and convenient location within easy reach of both the Town Centre and the station at Jarvis Brook with regular services into London.

ACCOMMODATION:

Ground Floor

The tiled Entrance Hallway leads to a superb dual aspect main Living Room with large French bay windows to the front of the property and features original wood panelling and parquet floor. The room also includes built in library shelving, large wood burning stove and a further fireplace with a separate coal effect gas fire. Across the Entrance Hall is the equally impressive Dining Room which also includes large French bay window, library shelving and original fireplace with wood burning stove.

To the rear of the Ground Floor there is a separate guest cloakroom and sizeable boot room with its own separate side entrance, a large L-shaped farmhouse style Kitchen/Breakfast room with Rayburn, Smeg Fridge/Freezer and Electric Cooker along with a range of built in and free-standing cupboard storage in addition to the separate pantry and Utility Room.

First Floor

On the first floor are there is a superb main Bedroom with fitted wardrobes and large en-suite bathroom which is fitted with separate shower cubicle and free standing bath. There are 2 further Double Bedrooms and Family Bathroom.



Top floor

At the top of the house there are 2 further Bedrooms both of which with fantastic views.

OUTSIDE:

To the front of the property there is off road parking for 2 cars. To the rear there is a large maintained garden with patio area for outdoor dining and lawn beyond, all enclosed with established hedge borders.

LOCATION:

The property is conveniently located for the main line rail station at Jarvis Brook and local amenities. The town of Crowborough provides good shopping facilities, wide range of schooling and excellent sporting facilities with golf at both the Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 7 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management: 01892 528888

IMPORTANT AGENTS NOTE

The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)

AND INFORMATION FOR PROSPECTIVE TENANTS.

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.

4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.

5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.

6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

