



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £1,817
- Council Tax Band: E
- Available mid-July
- Energy Efficiency Rating: E
- Fully Fitted Kitchen

South Lane, DALLINGTON

£1,575 pcm



South Lane, Dallington, Heathfield, East Sussex, TN21 9NJ

This beautifully presented detached chalet style house is set in the picturesque East Sussex countryside and benefits from a fully fitted kitchen, private garden and off road parking for numerous vehicles.

ACCOMMODATION

Ground Floor:

Front door to Entrance Hall with stairs leading up to the first floor, the Lounge with a fireplace with stone hearth and surround, a cloakroom with toilet and hand basin and 2 Double Bedrooms one of which has an electric fireplace. The Kitchen is fully fitted with integrated appliances which include a dishwasher, fridge/freezer, washing machine, microwave, electric oven and hob with extractor hood over. From the Kitchen, there is a Garden Room which leads to and overlooks the Garden.

First Floor:

Stairs leading to the Master Bedroom with built in under eaves storage and velux windows allowing views over the countryside and on a clear day you can see the Seven Sisters and even the sea. The family Bathroom comprises of a white suite with wc, hand basin and bath with electric shower.

Outside:

To the front there is a driveway leading up to the property with a lawn and parking available to the front and side of the house. To the rear the Garden is mainly laid to lawn with hedges surrounding the boundary. The end of the Garden is set to the lower hedge.



SITUATION

Dallington is set on a ridge on the Sussex Weald surrounded by some of the regions finest countryside and picturesque places to walk in an officially recognised Area of Outstanding Natural Beauty. The Street comprises a number of properties with differing period features, largely unaltered over a century. The village offers a true sense of community spirit and benefits from a highly well regarded C of E Primary School and a beautiful Church. The thriving market town of Heathfield (approximately 10 minutes drive) with its Tuesday market and monthly farmers market offers a good range of shopping facilities from small independent shops to national supermarkets. The equidistant Historic abbey town of Battle provides a selection of shops in the quaint High Street. Approximately 18 miles to the north is the famous spa town of Royal Tunbridge Wells with its original centre 'The Pantiles', excellent shopping and leisure facilities and restaurants. The coastal resorts of Eastbourne and Brighton can be reached within approximately 35 minutes drive and an hour respectively. Golf courses at Battle, Horam and East Sussex National and Little Horsted are easily accessible and sailing can be reached at Bewl Reservoir and at the coast. Mainline rail services to London are available at nearby Stonegate and Etchingham stations (Cannon Street/Charing Cross) in just over the hour. The area is well served with schooling (private and state) for all ages.

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

