



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- No Deposit Option
- Council Tax Band: D
- Available Immediately
- Energy Efficiency Rating: D
- Detached

**Saxonbury Close, CROWBOROUGH**

**£1,850 pcm**



**Saxonbury Close, Crowborough, TN6 1EA**

**\*NO DEPOSIT OPTION\***

Set in a super location with excellent access to the town centre is this 3 double bedroom recently decorated detached house. Advantages include new carpets throughout, bright sitting room, kitchen/dining room to rear and a modernised first floor family bathroom. Externally is a garage, off road parking and a rear patio and garden.

### **ACCOMMODATION**

**Ground Floor:** Entrance porch leading to a hallway with radiator and under stairs cupboard housing electric consumer unit and gas/electric meters. Downstairs WC. Door leading to a lovely bright Sitting Room neutrally decorated with newly fitted carpet and feature electric fire. Dining area with light grey wood effect laminate flooring, radiator, sliding door to rear patio/garden and archway into the Kitchen area incorporating Shaker style kitchen featuring a range of high and low level units with light grey granite effect work surfaces incorporating a one and half bowl stainless steel sink. Appliances include a Stoves double fan assisted oven with five-ring gas hob, extractor fan and tiled splashback, a dishwasher, washing machine and tall fridge/freezer. Wall mounted Worcester Bosch condensing boiler, wood effect laminate flooring and door to side with access to garden and garage.

**First Floor:** Landing with Hatch to part boarded loft with light, airing cupboard housing hot water tank with wooden slatted shelving, newly fitted carpet, smoke alarm and window to side with far reaching views.  
3 Double Bedrooms all with double fitted wardrobes, newly fitted carpet, with pleasant views.  
Family bathroom which has been recently updated and modernised comprising a wood panelled bath with handheld shower attachment which can be wall mounted and glass shower screen, low level wc, wash hand basin, wall mounted chrome heated towel rail, light grey wood effect vinyl flooring, part tiled walling and obscured window to side.



## OUTSIDE

To the front, the garden is predominately laid to lawn with a selection of mature shrubs and bushes, raised flower bed planters and a paved pathway leading to the front of the property. Brick paved driveway for off road parking and garage. Wooden gate to side leads to the rear garden with brick paved patio and an outside water tap. The remainder of the garden is principally laid to lawn with a selection of established plants and flower bed borders.

## SITUATION

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

## 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.

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

