



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £1,961
- Council Tax Band: C
- Energy Efficiency Rating: C
- Recently Refurbished Throughout
- On Street Parking

Harley Lane, Heathfield

£1,700 pcm



Harley Lane, , Heathfield, , TN21 8AQ

A beautifully presented three bedroom mid-terrace family home situated in the market town of Heathfield.

This beautifully presented three-bedroom mid-terrace home has been recently renovated throughout and offers versatile accommodation arranged over three floors. The property benefits from a private rear garden and on-street parking.

ACCOMMODATION:

Upon entering the property, you are welcomed by a bright entrance hallway which leads to the newly fitted kitchen at the rear of the house. The kitchen features a range of wall and base units providing ample storage, along with integrated appliances including a fridge/freezer, electric oven, hob, and dishwasher. To the rear of the kitchen there is space for a utility area as well as a ground-floor W/C.

To the left of the hallway is the spacious living and dining room. The living area is positioned at the front of the property and benefits from two large windows that fill the room with natural light, along with an open fireplace. Towards the rear of the room is the dining area, which has doors opening directly onto the patio and garden, creating an ideal space for entertaining.

On the first floor, there are two generously sized double bedrooms and a modern family bathroom, fitted with both a separate bath and shower.



The second floor comprises a further large double bedroom with the added benefit of an en-suite shower room.

OUTSIDE:

To the rear of the property is a private enclosed garden with a patio area and lawn, providing an ideal outdoor space. At the end of the garden there is also a spacious shed, offering useful storage.

SITUATION:

The property is conveniently located close to the centre of Heathfield, which offers a wide range of shopping facilities, including a variety of independent retailers as well as national supermarkets. The area is well served by schools for all age groups.

Rail services can be found at Buxted and Stonegate stations, both approximately 6 miles away, providing connections to London. The spa town of Royal Tunbridge Wells, known for its excellent shopping, leisure facilities, and grammar schools, is around 16 miles away. The coastal towns of Brighton and Eastbourne can be reached in approximately 45 minutes and 35 minutes by car respectively.

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

