



ROSEDENE, BLACKHAM, EAST SUSSEX



ROSEDENE
Oak Lane, Blackham
East Sussex, TN3 9UD

TO LET - £1,350 PCM

A charming and modern, detached cottage in a quiet rural position on the edge of Blackham village

Entrance Hall • Living Room • Kitchen • Utility Room
Cloakroom • Inner Hall • Sitting Room
2 Bedrooms - both with en-suites
Pretty Garden • Off Road Parking

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DESCRIPTION

A charming and modern, detached cottage in a quiet rural position on the edge of Blackham village. A part glazed wooden front door leads into an entrance hall with stairs rising to the first floor and doors through to two reception rooms which overlook the front garden with one benefitting from a brick open fireplace. There is also a cloakroom with WC and the oil fired boiler. The kitchen boasts a modern range of wall and floor units with built in appliances and a separate utility area offers space for washing machine, tumble dryer and a freezer and also provides access to the rear garden.

On the first floor there are two double bedrooms boasting built in wardrobes and ensuite bathrooms and enjoying a pleasant outlook over the front garden and to the adjoining fields.

SITUATION

Ashurst rail station is 1.5 miles distant with parking and providing mainline services to London Bridge or London Victoria (approx. 1 hr journey time). East Grinstead and Tunbridge Wells both provide a more comprehensive range of shopping facilities.





OUTSIDE

The garden to the front, side and rear is mainly lawn, with clipped yew hedges. There is a garden shed, 1,300 litre oil tank and a single stem folding washing line. Off road hard surface parking for two cars.

NB : The landlord will keep the lawns and hedges at no extra cost but the tenants must ensure that the garden is kept tidy and is accessible for the landlord to carry this out.

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for an initial period of 6 months with a view to continuing monthly thereafter by agreement.

DEPOSIT

A deposit the equivalent to 2 months' rent will be required prior to the commencement of the tenancy. This will be held by RH & RW Clutton under the Tenancy Deposit Scheme. The deposit will be refunded at the termination of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears. The deposit may not be used in lieu of rent by the tenant. The rent shall be £1,350 per calendar month payable monthly in advance by standing order.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the house and for keeping the garden area tidy. The landlord will be responsible for the exterior and the structure. The landlord will keep the lawns and hedges at no extra cost.

SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

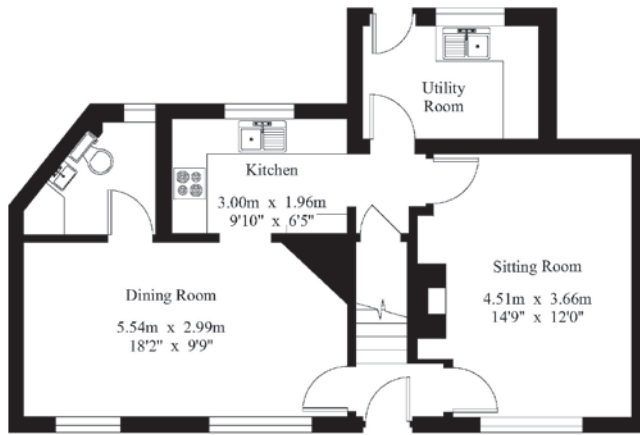
OUTGOINGS

The tenant will be responsible for the payment of all outgoing including Council Tax. Council Tax is payable to Wealden District Council, the property is in Band E.

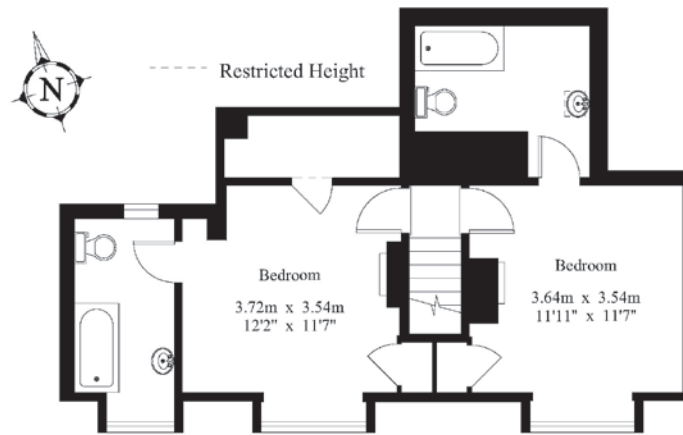
EPC

Energy Performance Rating - C77.

Rosedene, Blackham
Gross Internal Area = 105.8 sq m/1138 sq ft



Ground Floor



First Floor



REFERENCES

Financial and personal references will be required, as well as a reference from a previous landlord, if applicable. An administration fee of £200 inclusive of VAT will be charged to include the referencing of two prospective tenants, additional prospective tenant references will be charged at £30 inclusive of VAT per application. Please be advised that this fee is non-refundable and does not form part of a holding deposit. A charge for the inventory and check-in procedure s also applicable and is in the region of £120 plus VAT.

DIRECTIONS

From East Grinstead take the A264 towards Tunbridge Wells passing Holtye. At a quarter mile past the Hartfield/Edenbridge B2026 crossroads turn left (signposted Penshurst) into Oak Lane. Rosedene is then 1 mile in a row of three houses on the left before the church and village hall.

From Tunbridge Wells take the A264 towards East Grinstead. Pass under the railway bridge at Ashurst and take the first right (on a corner) into Iron Church Lane, Blackham. Continue half a mile to the junction with Oak Lane by the village hall, turn left and Rosedene is soon on the right.

VIEWING

Strictly by appointment with the sole letting agent
RH & RW Clutton - 01342 410122

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