WOOD & PILCHER

- 4 Bedrooms
- Security Deposit: £2,134
- Available mid July
- Council Tax Band: E
- Energy Efficiency Rating: D
- Stunning Countryside Views

Hadlow Down Road, CROWBOROUGH **£1,850 pcm**

Hadlow Down Road, Crowborough, East Sussex, TN6 3RG

Situated in a delightful rural location on the outskirts of Crowborough, this deceptively spacious 4 Bedroom property offers generous accommodation with stunning views and off road parking for 2 cars.

ACCOMMODATION

Ground Floor

The Ground Floor offers a great size dual aspect Living Room with superb views to the rear. There is a small reception room which would work perfectly as either a Study/Play Room which in turn leads to the beautiful Kitchen which is open plan to the Dining area with double height ceiling which enjoys unspoilt views of the garden and countryside beyond. The attractive Kitchen is fitted with a range of wall and base cupboards and central island. Appliances include a Fisher & Paykel Fridge Freezer, Bosh Washing Machine, SMEG Range Oven, Microwave, Integrated Dishwasher and a Rayburn Wood Burning Stove Accessed from the Kitchen there is a useful Utility Room and downstairs Cloakroom.

First Floor

To the first floor of the property there is a Large Master Bedroom with a full range of fitted wardrobes and an En Suite Shower Room. A further Double Bedroom and family Bathroom with shower over the bath complete the first floor accommodation. Stairs from the first floor landing lead to two further Double Bedrooms.

Outside

To the front of the property there is driveway parking for 2 cars, and a side gate to provide access to the rear. The rear Garden which can also be accessed from the Dining Room, is divided into a large patio which would be perfect for entertaining and a raised lawn area with decking for additional seating.

SITUATION

The property is situated on Hadlow Down Road is the East Sussex countryside, surrounded by farmland and stunning views.The town centre is approximately 2.6 miles distant and offers a good range of shopping facilities, junior and senior schooling with mainline rail service at nearby Jarvis Brook with services to London in about one hour. The larger spa town of Royal Tunbridge Wells is approximately 5 miles distant, whilst the coastal resorts of 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.

Tonbridge 01732 351135
Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568