

PHILLIPS & STUBBS



coastal +
COUNTRY

Alards, Barrack Square, Winchelsea TN36 4EG

A fine attached Edwardian property presenting whitened pebbledash elevations set with timber casement windows beneath a pitched tiled roof. The property affords stylish living accommodation as arranged on the floor plan and particular features include fireplaces of the period, exposed oak floorboards, cornicing and a beautiful garden (gardener included) providing a high degree of seclusion. The accommodation is arranged over two floors with the benefit of an additional lower ground floor study room and storage areas. There is a double garage (tandem) with a study room behind leading through to the garden. Offered to the market on an unfurnished basis and available from early July 2025 for a long term rental (minimum 12 months). EPC: D



- Four Bedroom Attached Family Home
- Three Reception Rooms
- Two Study Rooms
- Three Bath / Shower Rooms
- Mature Rear Gardens (Gardener Included)
- Double Garage (Tandem) and Off Road Parking
- Coastal Views
- Offered Unfurnished. Council Tax Band G
- Available Early July 2025
- EPC: D

£3,050 Per Calendar Month



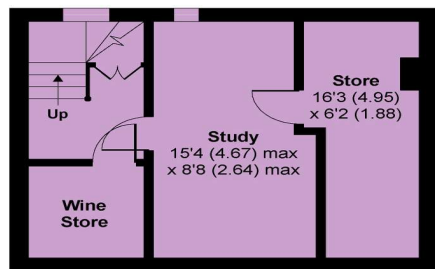
Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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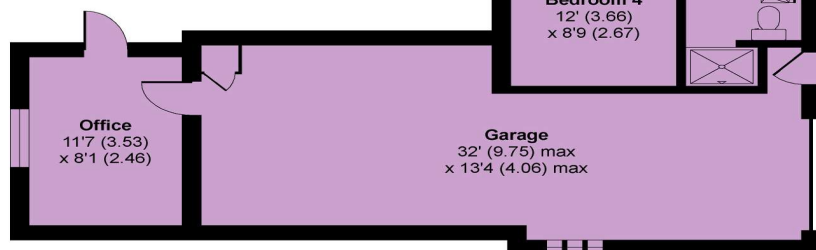
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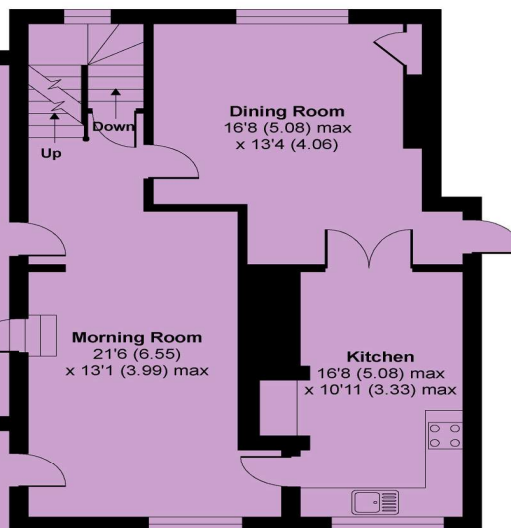
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3207 SQ FT 298 SQ METRES (INCLUDES GARAGE & OFFICE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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PERMITTED PAYMENTS FOR ASSURED SHORTHOLD TENANCIES AND LICENCES ENTERED INTO AFTER 1ST JUNE 2019

Permitted Payments relate only to Assured Shorthold Tenancies and Licences (or Licences to Occupy) that are entered into after the first day of June 2019. There are a number of permitted payments that Tenants shall be obliged to make and these are detailed below for clarity.

HOLDING DEPOSIT

When you have sourced your preferred property you shall be asked to pay a Holding Deposit to secure the property. This shall always be an amount equal to ONE WEEK'S RENT and on the successful processing of your application shall be off set against the first month's rent. Should your application however be unsuccessful due to you providing misleading or incorrect referencing information, you failing a "Right To Rent" Check or by your failing to sign the Lease within a 15 calendar day timeframe then the Holding Deposit shall be forfeited. This 15 day deadline can be extended in writing should we feel that an additional extra time prove necessary to complete the referencing and sign a Tenancy Agreement (AST).

SECURITY DEPOSIT

This amount shall be equal to FIVE WEEKS' RENT where the rent is under £50,000 per annum and SIX WEEKS' RENT where the rent is above £50,000 per annum. This shall be held in a Deposit Protection Company and released at the end of the Tenancy subject to the condition of the property and the rent being up to date.

UTILITY CHARGES

Tenants shall be responsible for payments of Gas, Electricity, Oil, Council Tax, Phone Accounts, Broadband and Wifi (and other fair "utility" payments relating to their property.

LOST KEYS AND SECURITY DEVICES

Any lost or broken keys or security devices (including electric door fobs and gate fobs) are payable by the Tenant if not returned by the end of the Tenancy Agreement. Should our involvement be required to arrange the replacement of these items then we shall charge an amount equal to £15 per hour (inc VAT) for this arrangement.

VARIATION OF CONTRACT TERMS AND TENANT CHANGES

For any amendments that you wish to make a levy of £50 inc VAT shall be made. Should the actual cost exceed this (for instance when changing Tenant Names and updating Security Deposit Information) this cost may be higher.

EARLY TERMINATION OF TENANCY

Should a Tenant wish to terminate a tenancy prior to the end of either a fixed term or prior to an agreed break clause the Tenant shall be responsible for the Landlord's pro rata costs in re-letting the property up to the value of the rent outstanding. Please ask our office for these details.

LATE RENT PAYMENTS

Should your rent be late by a period of more than 14 days then we shall apply a charge (Interest) of 3% above the Bank Of England Base Rate for the period that the arrears are outstanding.



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