



Edenleigh Blackbrooks, Sedlescombe, East Sussex TN33 0RJ £1,500 Per Month

This beautifully presented four-bedroom DETACHED BUNGALOW has been recently refurbished to include a BRAND NEW KITCHEN and BATHROOM. The GATED DRIVEWAY provides ample off-road parking for multiple cars and leads to a large front garden and a smaller rear GARDEN, which even includes a well! Many of the main rooms have double aspect windows, making the property light and airy. Additional benefits include GAS CENTRAL HEATING, and please note that water is included in the rent. The council tax band is C, and the EPC rating is D.

The accommodation comprises of an entrance hallway that leads to a spacious lounge featuring a WOOD BURNING STOVE. Off the main reception room, you will find a large double bedroom, a CONSERVATORY, and an inner hallway that leads to three further single bedrooms, a family bathroom with a shower over the bath, and the BRAND NEW KITCHEN.

Terms: The deposit is £1,903, and the first month's rent is £1,650, payable in advance. To proceed with an application, a holding deposit equivalent to one week's rent will be required to secure the property while references are being obtained. This amount will be deducted from your first month's rent upon successful completion of the referencing process.

Entrance hallway**Reception room****Bedroom**

Large double

Inner hallway**Bedroom two**

Single

Bedroom three

Single

Bedroom four

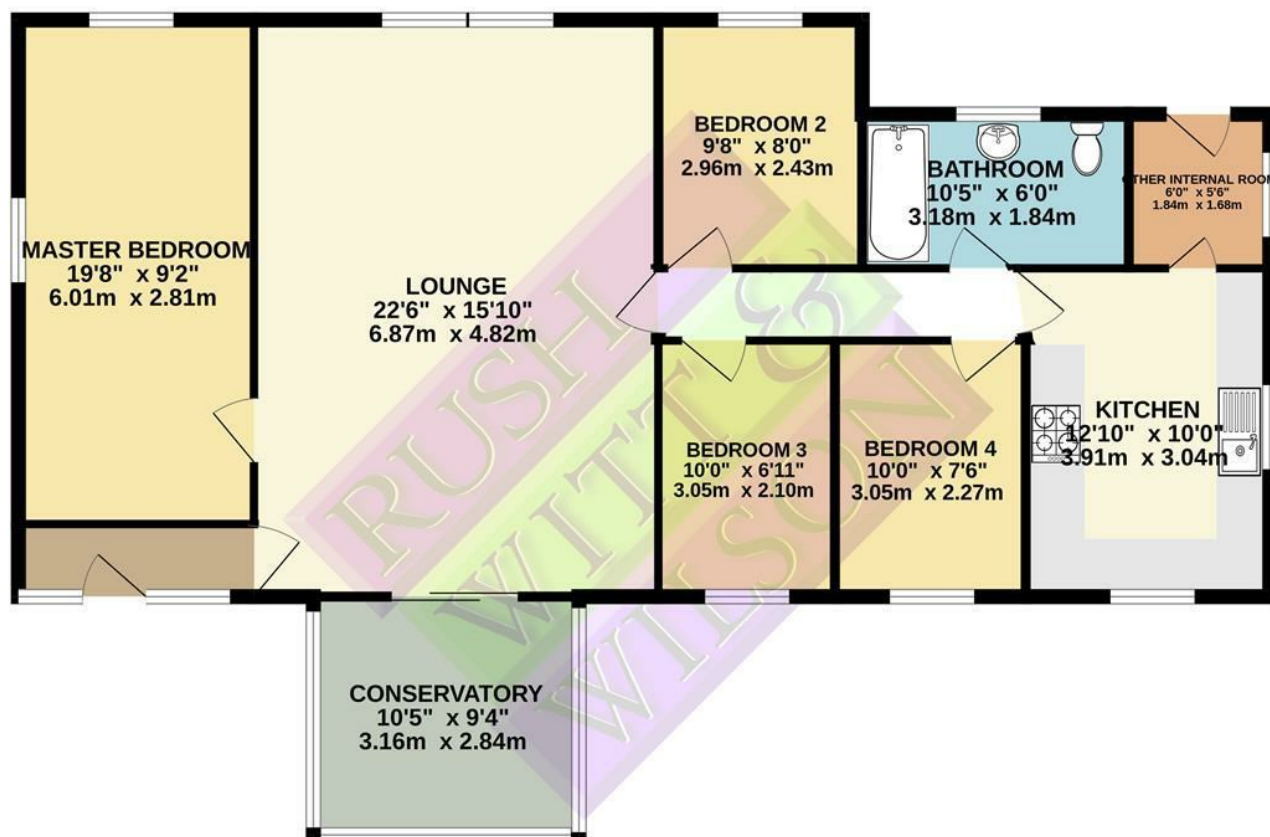
Single

Bathroom**Kitchen****Agents note:**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at low or very low risk of flooding. Please note that the water bills are included within the rent which covers both the supply and drainage at the property.

GROUND FLOOR

1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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