



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £3,750
- Council Tax Band: G
- Available Now
- Energy Efficiency Rating: E
- Newly redecorated

Alice Bright Lane, CROWBOROUGH

£3,250 pcm



Alice Bright Lane, Crowborough, TN6 3SQ

Fully redecorated and re carpeted throughout, this wonderful 4 Double Bedroom Detached Family House is full of character and charm and positioned in a delightful quiet location in the East Sussex countryside. In addition to spacious accommodation, this gated property also benefits from a generous Garden and Off Road Parking for a number of cars.

Although only a few minutes drive from the Town Centre and Jarvis Brook Station, this attractive property is set in a private detached plot with large Gardens and fantastic countryside views. Exposed beams and open fires are a feature throughout this characterful property which is newly redecorated and re carpeted throughout..

ACCOMMODATION

Entrance Level: Steps from the large drive way lead to the main entrance of the house, an in turn to a Large Entrance Hallway with wood flooring providing access to; Spacious Living Room with open fireplace a notable feature; Dining Room and Cloakroom. Steps down from the Entrance Hall lead to the Kitchen which is fitted with Fridge/Freezer, Dishwasher, Electric Hob and Oven and a Gas fired AGA. An interlinking "Snug" between the Kitchen and Entrance Hall completes the accommodation on this level.

Lower Ground Floor: With access direct from the garden and from the main entrance hall, the lower floor basement is presently fitted and used as a Laundry/Boot Room.

First Floor: The first floor features 4 generous Double Bedrooms, each with fitted wardrobes and a Family Bathroom with shower over the bath. The Master Bedroom also benefits from an en suite Bathroom.



Exterior: The gated access to the property leads to very spacious driveway providing off road parking for a number of vehicles. To the rear of the property there is a patio area for entertaining with steps up to a good size Garden laid to lawn.

SITUATION

The town centre is approximately one mile 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.

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

