



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £1,903.00
- Council Tax Band: D
- Available Immediately
- Energy Efficiency Rating: C
- En-Suite Shower Room

Mill Crescent, CROWBOROUGH

£1,650 pcm



Trinity Mews, Mill Crescent, Crowborough, East Sussex, TN6 2QU

3 BEDROOM TERRACED TOWN HOUSE FINISHED TO A HIGH STANDARD THROUGHOUT WITH REAR GARDEN AND PARKING FOR 2 CARS

This attractive terraced town house has been exceptionally well fitted to an extremely high standard throughout and is conveniently situated within walking distance of the town centre and local schools.

ACCOMMODATION

Ground Floor:

Entrance hallway with stairs leading to the upper floors, cloakroom, living room with French doors leading to the garden and a modern fitted kitchen with integrated electric oven with five ring gas hob and extractor canopy over, integrated fridge/freezer, dishwasher and washer/dryer.

First Floor:

Master bedroom with fitted wardrobes and en-suite shower room with Aqualisa shower, third bedroom and family bathroom with hand held shower attachment over the bath.

Second Floor:



Good size bedroom with eaves storage cupboards.

Outside:

Outside there is a brick paved drive providing off road parking for two vehicles and a low maintenance rear Garden. [Edit](#) | [Delete](#)

SITUATION

The property is situated in a convenient location being within easy walking distance of the centre of Crow borough with its 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 about 8 miles distance 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

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.

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Crowborough
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Tunbridge Wells
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