



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1 Bedroom
- Security Deposit: £1,730.00
- Council Tax Band: B
- Available Now
- Energy Efficiency Rating: B
- Newly Decorated and Carpets

**Horwich Close, Crowborough**

**£1,500 pcm**



### **Horwich Close , Crowborough, TN6 1FL**

#### **1 BEDROOM SEMI DETACHED HOUSE CLOSE TO LOCAL AMENITIES**

This lovely one double bedroom semi-detached house is situated on the outskirts of Crowborough and benefits from newly decorated living areas with access to local amenities and trainline services.

#### **ACCOMMODATION:**

The accommodation comprises of hallway with spacious downstairs cloakroom, spacious light living/kitchen area with double patio doors leading onto the garden. New kitchen with oven and hob, washing machine, and fridge freezer. One Double Bedroom leading to a fitted bathroom with shower attachment over bath.

#### **OUTSIDE:**

There is an allocated parking space in the close. There is a private garden with patio, lawn and shed at the back of the property.





#### SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The countryside around the town is a walkers' paradise and there are also facilities nearby for horse riders, cyclists and rock climbers. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast, and can also be reached by train on the Uckfield line from London Bridge. The town's most famous resident was Sir Arthur Conan Doyle, of Sherlock Holmes fame, commemorated by a statue now standing at the main crossroads in town. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The leisure centre and recreation ground offer a swimming pool, gym, sports hall and children's playground. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events.

#### VIEWING:

Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

## 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  
Crowborough  
Southborough  
Tunbridge Wells  
Letting & Management  
Associate London Office

01435 862211  
01892 665666  
01892 511311  
01892 511211  
01892 528888  
02070 791568

