



A charming detached farm entrance lodge situated on the edge of Rye, benefiting from close proximity to the town while boasting from fine rural views.

The house is accessed from a private road and comprises an entrance hall, double aspect living room with south facing bay window, a large kitchen dining room with fitted kitchen connecting boot room with access out into the garden, ground floor bedroom and family bathroom/WC.

On the first floor accessed from stairs leading up from the entrance hall is a landing off which are two double bedrooms, a third large single bedroom and WC with wash basin.

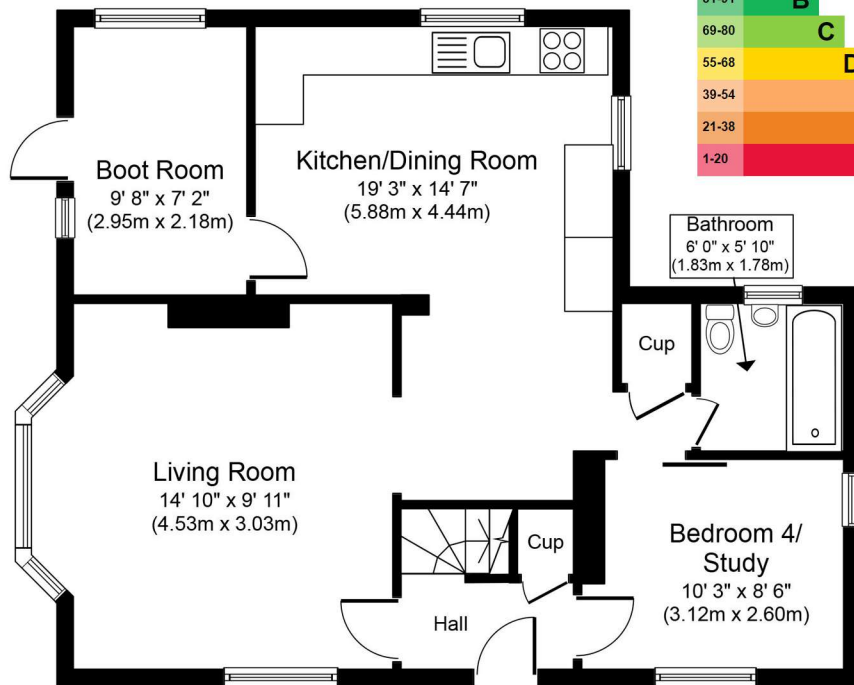
Externally the cottage enjoys a lovely enclosed garden predominantly laid to lawn with various flower beds, backing onto open fields beyond. A detached timber frame garage is situated to the side of the property, plus parking for several cars.



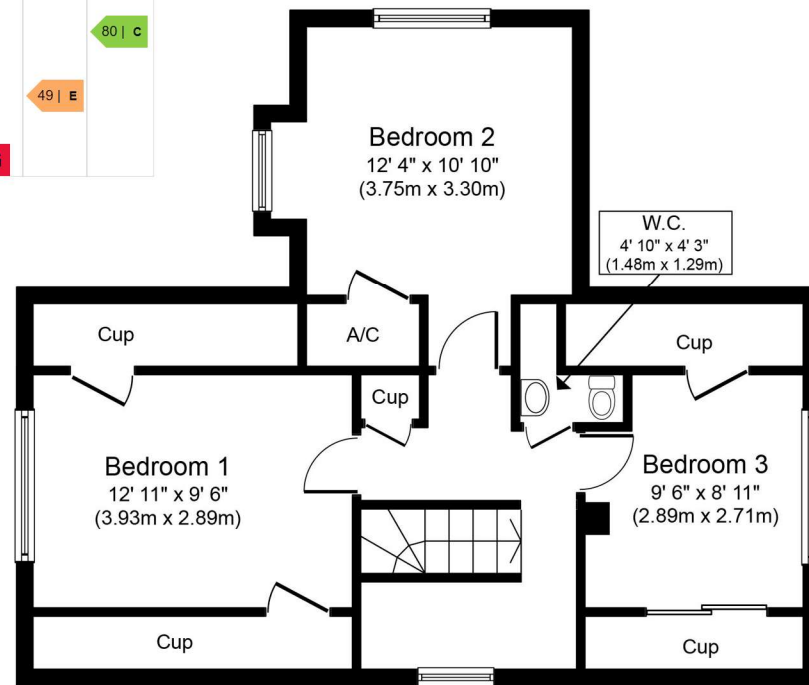
CADBOROUGH LODGE, 174 UDIMORE ROAD, RYE, TN31 6AA
3/4 BEDROOM HOUSE TO LET £1,450 PCM

**ANDERSON
 & HACKING**

Ground Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)



First Floor
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)



General Information:

Services: Mains Water, Electricity, Mains Drainage, Oil Fired Heating
 Broadband Speed: Up to 67 Mbps (Source Uswitch)
 Mobile Coverage: 4G - Vodafone, O2, EE (Source - Ofcom)
 Council Tax: Currently Band - D
 Local Authority: Rother District Council Tel: 01424 787000
 Available to rent: Subject to Referencing, from Mid January 2026
 EPC rating: E
 Viewing: Strictly by appointment with - Anderson Hacking Ltd on 01797 224 852

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds and in full at least five working days prior to tenancy commencing.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme. Under section 21 of Estate Agent Act 1979, we advise that a member of staff has a personal interest relating to this property.

Agents Notes: Prospective Tenants are advised to conduct their own investigations. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested by Anderson Hacking, nor the heating, plumbing or drainage systems. Measurements given are approximate room sizes only, and are intended as general guidance. Under Money Laundering Regulations, Intending Tenants will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: November 2025 Photographs Dated: April 2022 / November 2025

Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

1. The Rent. - £1450 per calendar month
2. Refundable tenancy deposit – £1673 (capped at no more than five week's rent where the annual rent is less than £50,000)
3. Refundable holding deposit – £334 (capped at no more than one week's rent)
4. Payments to change the tenancy – £50 + VAT = £60 (where requested by the tenant)
5. Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
6. Tenants are responsible for payments - For all utilities, communication services, TV license and Council Tax at the Property.
7. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

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