



A 2 double bedroom refurbished Victorian semi detached house with generous rear garden set within the heart of Icklesham village. The property is accessed from Main Road over a small front garden with concrete path leading up to an enclosed front entrance porch that enters to an inner front door.

The front door opens into the living room with double aspect windows and feature fireplace with wood burner. At the rear of the living room is access into the kitchen with beech shaker style kitchen units with laminate worktops, circular stainless-steel sink and drainer, electric double oven cooker, and under counter fridge. At the rear of the kitchen is a ground floor bathroom with roll top bath, walk in shower, close coupled WC and pedestal wash basin. Also accessed from the kitchen is a utility room with plumbing for a washing machine and access out through sliding patio doors out to a long rear garden that is laid to lawn.

Stairs lead from the living room up to a first floor landing off which is a master bedroom with period feature fireplace, and front facing window with views south looking towards the coast. At the rear is a second double bedroom with large built in cupboard and rear window looking out over the rear garden.

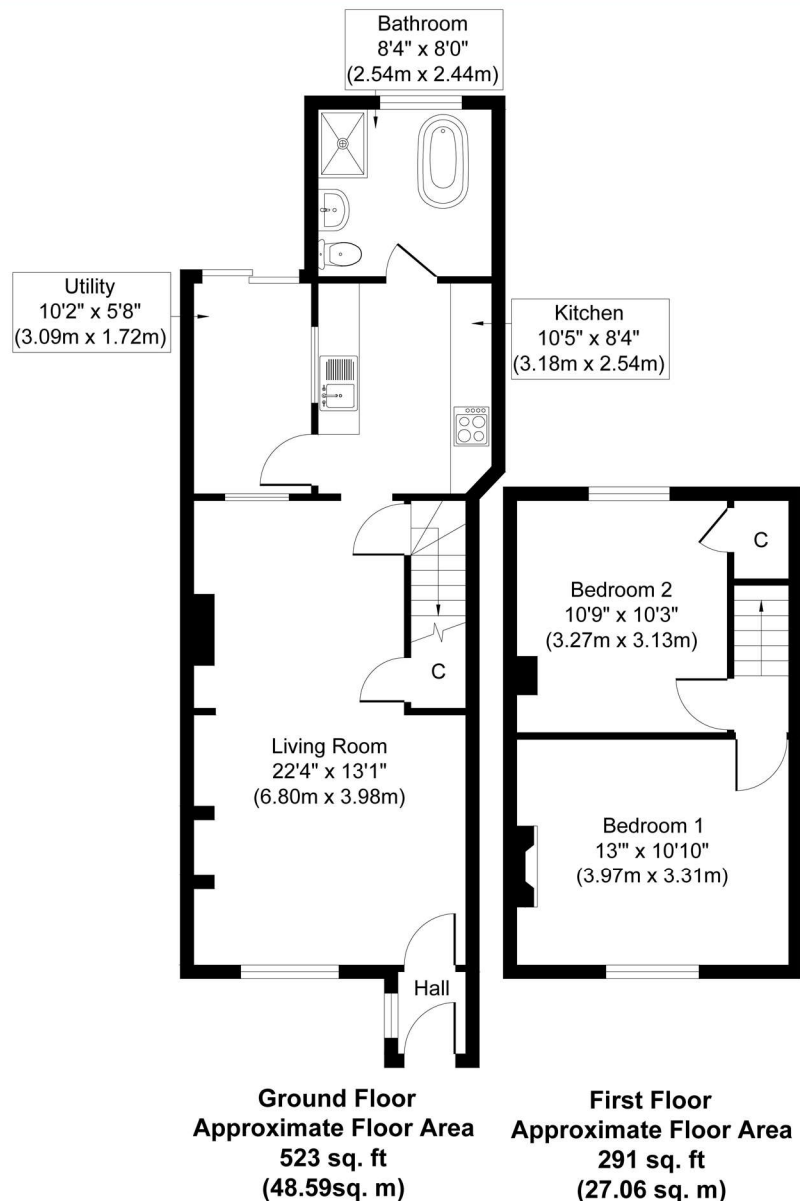


ST MICHAELS, MAIN ROAD, ICKLESHAM, EAST SUSSEX, TN36 4BD

2 Double Bedroom House

To Let £1350 PCM

ANDERSON
HACKING



General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Broadband Speed: 34 mbps Sourced from Uswitch

Mobile Coverage: 3G with Vodafone, and 3. 4G with Vodafone, EE, O2 and 3.

Council Tax: Currently Band C

Local Authority: Rother District Council – 01424 787000

Length of Tenancy: Long Term Let

EPC rating: C **Available to Rent:** Subject to Referencing, from 26 October 2020

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

- 1. The Rent.** - £1350 per calendar month
- 2. Refundable tenancy deposit** – £1,557 (capped at no more than five week's rent where the annual rent is less than £50,000)
- 3. Refundable holding deposit** – £310 (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.

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.

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224 852

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. Under Section 21 of the Estate Agents Act 1979, we advise that a member of staff has a personal interest in the letting of this property. 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: May 2025 Photographs Dated: May 2025

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