



A welcoming ground floor annexe situated in the heart of Northiam on the corner of Beales Lane and Main Street. The Annexe is a welcoming ground floor timber frame building with timber casement double glazed windows, with timber weather board elevations beneath a clay pitched tiled roof. The annexe is accessed from a gravel off street parking area over a paved limestone terrace with a central entrance door leading into an open plan living / dining / kitchen room with front facing bi fold window and side windows. The kitchen area has grey shaker units with wooden worktops, with sunken butlers sink, induction hob, electric oven, integrated slim line dish washer, under counter fridge / freezer, and washer dryer. Accessed from the living area is a double bedroom with front facing window and built in wardrobe with ensuite shower room /WC with low flush WC, wall mounted washbasin and large walk-in shower. Externally the property benefits from a paved seating area at the front of the annexe as well as part of the garden in front of the annexe. Off Parking space is provided in front of the property. Ideally suited to a professional couple. Viewing highly recommended.

THE ANNEXE CLENCH GREEN, MAIN ST, NORTHIAM, TN31 6LJ
Fully Furnished Self Contained 1 Bed Lodge - Short Term Let £1250 PCM

**ANDERSON
 HACKING**



Services: Mains Electric, Water & Drainage, Gas Central Heating - All inclusive in Rent

Mobile Coverage: Coverage on Vodafone, O2, EE, Three

Broad Band Speed: Up to 65mbps (Source Ofcome) (inclusive in Rent)

Viewing: Strictly by appointment with - Anderson Hacking Ltd

Available to Rent : Subject to Referencing, from 20th October 2025

Tenancy: Short Term Tenancy available up to 3 -6 months

EPC Rating: N/A

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

1. The Rent. - £1250 per calendar month (inclusive of Utility fees and Free Wi-Fi) payable one month in advance or available on shorter term basis by separate negotiation
2. Refundable holding deposit – £285 (capped at no more than one week's rent)
3. Payments to change the tenancy – £50 + VAT = £60 (where requested by the tenant)
4. 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.
5. 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.

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.

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 tenants. Particulars Dated: June 2025 Photographs Dated: June 2025

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www.andersonhacking.com