



LYNDHURST, MAIN STREET, PEASMARSH,
RYE, EAST SUSSEX, TN31 6YA

ANDERSON
 HACKING

LYNDHURST, MAIN STREET, PEASMARSH, RYE

TO LET £2500 PCM

An attractive detached 5 bedroom Victorian house situated in a central village location of Peasmarsch. This former village Butchers shop and house now offers versatile accommodation creating a generous family home with large south facing rear garden.

- Entrance Hall
- Living Room
- Sitting Room / Snug
- Kitchen / Dining Room
- Conservatory /Sun Room
- Utility Room
- Ground Floor Shower / WC
- Ground Floor Bedroom / Study
- Master Bedroom with Dressing Room and Ensuite Bathroom
- 4 Further Double Bedrooms
- 2 Family Bathrooms
- Garage and Workshop
- South Facing Rear Garden
- Central Village Location



Lyndhurst is to be found within the centre of Peasmarsch and is accessed over a bitumen off street parking area for up to two cars and also providing access to an attached garage on the western side of the property. The property comprises a 19th Century detached villa of brick construction beneath a double hipped pitched tiled roof with later southern extensions. The current accommodation provides access via a central canopied front door leading into a large hall / stairway off which is a drawing room with bay fronted window, while on the opposite side of the hallway is a sitting room/ study again with bay fronted window and period fireplace. At the end of the hallway there is access into a large kitchen / dining room with open fireplace and south facing French doors leading out into a large sunroom / conservatory. The kitchen offers a range of olive green shaker style wall and base units with beech worktops. Accessed from the kitchen is an enclosed rear entrance porch leading out to the garden, while at the dining room end is an access door through to a large utility room with secondary sink and plumbing and space for a washing machine and tumble dryer. A connecting door leads from the utility room through to a garage while on the opposite side of the utility room is a further door leading to a ground floor shower room /WC and beyond to a ground floor bedroom / study.

A central staircase leads from the hallway up to a light first floor landing off which is a master bedroom with ensuite bathroom and walk in wardrobe connecting through to a front single bedroom. / dressing room. On the opposite side of the landing are two large double bedrooms both with period fireplaces and at the end of the landing the family bathroom/WC is situated between the two rear bedrooms. A second staircase leads from the landing up to a second floor landing off which are two further double bedrooms and a second bathroom/WC.

Externally Lyndhurst has a large south facing garden that has a paved seating area opening out onto a large lawn garden with side flower borders.



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

1. The Rent. - £2500 per calendar month
2. Refundable tenancy deposit – £2884 (capped at no more than five week's rent where the annual rent is less than £50,000)
3. Refundable holding deposit – £576 (capped at no more than one week's rent)
4. Payments to change the tenancy – £75 + VAT = £90 (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 once the tenancy agreement is signed 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.





General Information

Services: Mains Water, Mains Drainage, Mains Electricity, Mains Gas
Central Heating

Broadband Speed: Up to 96Mbps – Source Uswitch

Mobile Coverage: 4G with EE, O2 and Vodafone

Council Tax: Currently Band E

Local Authority: Rother District Council – 01424 787000

EPC: Band E

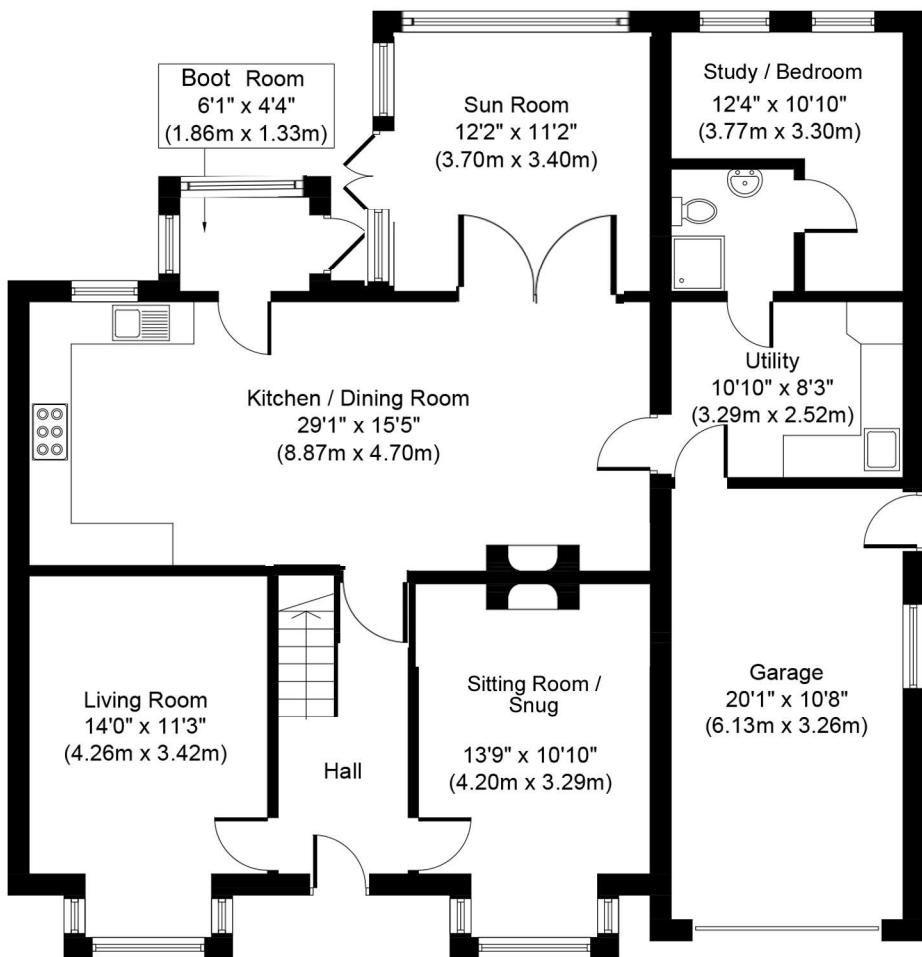
Tenure: Freehold

Term: Assured Periodic Tenancy

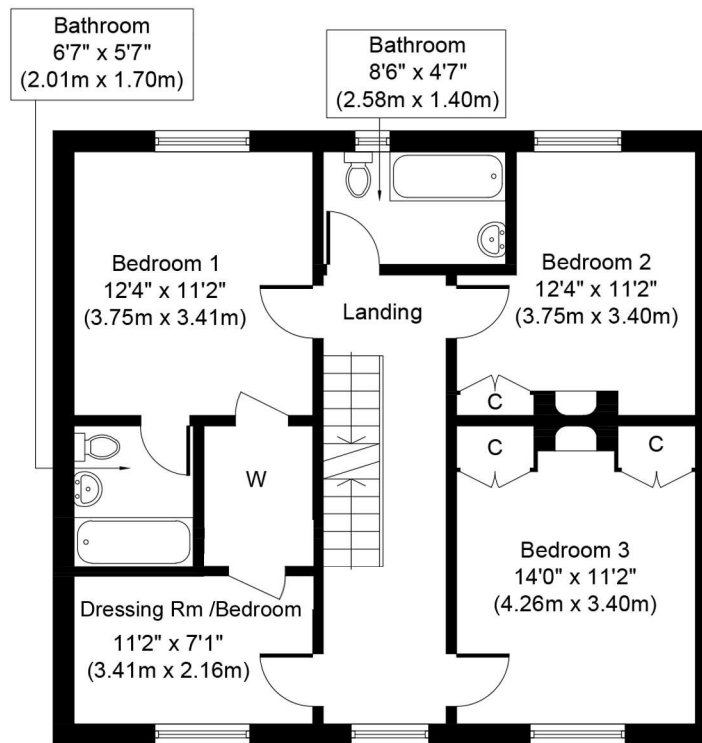
Available From: 1st May 2026

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .

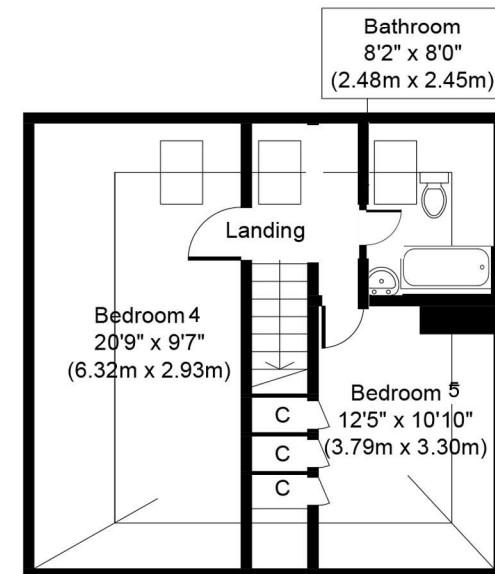
Directions: From Rye leave on the A268 following signs for Hawkhurst/London. Remain on the A268 until entering Peasmarsh and Lyndhurst will be found on the left hand side just opposite the village hall in the centre of the village.



Ground Floor
Approximate Floor Area
(Including Garage)
1457 Sq. ft.
(135.4 Sq. m.)



First Floor
Approximate Floor Area
776 Sq. ft.
(72.1 Sq. m.)



Second Floor
Approximate Floor Area
448 Sq. ft.
(41.6 Sq. m.)

Gross Internal Area 2,683 Sq. ft. (249.1 Sq. m.)

Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales 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, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 2026 Photographs Dated: May 2026

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