



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 4 Bedrooms
- Security Deposit: £3,750
- Council Tax Band: G
- Available Now
- Energy Efficiency Rating: E
- Off Road Parking

**Alice Bright Lane, CROWBOROUGH**

**£3,250 pcm**



**Alice Bright Lane, , Crowborough, , TN6 3SQ**

This wonderful 4 Double Bedroom detached family home is full of character and charm and positioned in a delightful quiet location in the East Sussex countryside. In addition to spacious accommodation, this gated property also benefits from a generous garden and driveway parking for several cars.

Although just a short drive from the town centre and Jarvis Brook station, this attractive property enjoys a private, detached setting with generous gardens and far-reaching countryside views. Rich in character, the home features exposed beams and open fireplaces throughout.

**Accommodation**

**Entrance Level:**

Steps from the spacious driveway lead to the main entrance, opening into a large hallway with wooden flooring. This provides access to a generous living room with an open fireplace as a focal point, a separate dining room, and a cloakroom. A few steps down from the hallway lead to the kitchen, which is fitted with a fridge/freezer, dishwasher, electric hob and oven, along with a gas-fired AGA. A cosy snug, linking the kitchen and entrance hall, completes this level.

**Lower Ground Floor:**

Accessible both from the garden and the main entrance hall, the basement level is currently arranged as a practical laundry and boot room.



#### First Floor:

The first floor comprises four well-proportioned double bedrooms, all with fitted wardrobes, along with a family bathroom featuring a shower over the bath. The principal bedroom further benefits from an en suite bathroom.

#### Exterior:

Gated access leads to a large driveway offering ample off-road parking for multiple vehicles. To the rear, there is a patio area ideal for entertaining, with steps leading up to a good-sized garden mainly laid to lawn.

#### SITUATION

The town centre is approximately one mile distant and offers a good range of shopping facilities, junior and senior schooling with mainline rail service at nearby Jarvis Brook with services to London in about one hour. The larger spa town of Royal Tunbridge Wells is approximately 5 miles distant, whilst the coastal resorts of both Brighton and Eastbourne can be reached well within one hour's drive.

#### 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	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

