



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £1,557
- Council Tax Band: C
- Available June 2026
- Energy Efficiency Rating: E
- Period Features

**High Street, ROTHERFIELD**

**£1,350 pcm**



## High Street, Rotherfield, Crowborough, , TN6 3LH

BEAUTIFULLY PRESENTED PERIOD 2 BEDROOM END TERRACE COTTAGE SET IN THE HEART OF THE SOUGHT AFTER VILLAGE OF ROTHERFIELD

A beautifully presented period cottage set within the idyllic village of Rotherfield. The property benefits from a light and airy traditional sitting room with fireplace, a shaker style kitchen, a recently renovated bathroom and a private courtyard.

### ACCOMMODATION

#### Ground Floor:

Entrance leading into the Lounge with an attractive exposed brick fireplace with stone hearth and exposed beamed ceiling. There is a shaker style Kitchen comprising a range of high and low level units with under unit lighting, solid wooden worktops, electric oven with 4-ring gas hob and extractor fan over, integral slimline dishwasher, an under counter fridge, freezer and washing machine, a stable door leading out to the rear Garden and an open staircase rising to the first floor landing.

#### First Floor:

On the first floor, there are there are 2 Double Bedrooms, one has a double fitted wardrobe with bay window overlooking the front and the other Bedroom has a single fitted wardrobe and original feature fireplace with metal mantel. The Bathroom is spacious and was also renovated within the last couple of years, it comprises of a panelled bath with mixer tap and hand held shower attachment, separate fully tiled shower cubide with rainfall showerhead and separate handheld shower attachment, low level WC, oval sink with mixer tap set in a small vanity unit with shelving and a wall mounted heated towel rail.

#### Outside:

Steps lead down to a courtyard Garden with a decked area and exterior lighting and raised flower beds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 739 ft<sup>2</sup> ... 68.7 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## SITUATION

The property is set in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London approximately hourly. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached in approximately an hour's drive.

**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.

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

