



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £2,307
- Council Tax Band: E
- Energy Efficiency Rating: C
- Two Off-Road Parking Spaces
- Spacious Accommodation

Aldene, Crowborough

£2,000 pcm



Aldene, , Crowborough, , TN6 3GN

A beautifully presented and recently refreshed four-bedroom family home, tucked away in a private position and accessed via a residents-only driveway. Offering spacious accommodation arranged over three floors, this attractive property benefits from newly laid carpets throughout, a low-maintenance rear garden and two allocated parking spaces.

The property opens into a welcoming entrance hall with understairs storage and a cloakroom. To the front is a spacious kitchen/dining room fitted with cream units, black granite worktops and integrated Bosch appliances, including an oven, gas hob, dishwasher, fridge/freezer and washing machine. Underfloor heating and ample dining space make this an ideal family kitchen.

To the rear, the bright and spacious sitting room overlooks the garden and features French doors opening onto the patio, together with an open fireplace suitable for a gas fire or log-burning stove (subject to the necessary consents).

The first floor offers three double bedrooms, two with fitted wardrobes, and a modern family bathroom with a bath, separate walk-in shower and heated towel rail. The second floor is dedicated to the generous principal bedroom, complete with fitted wardrobes and an en-suite bathroom.

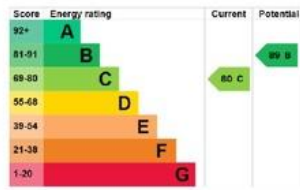
Outside, the enclosed rear garden is designed for low maintenance, with a large patio, raised lawn and side access. The property also benefits from two allocated parking spaces, together with visitor and on-street parking.

This well-presented home is ideally suited to families or professional tenants seeking spacious accommodation in a quiet residential location.

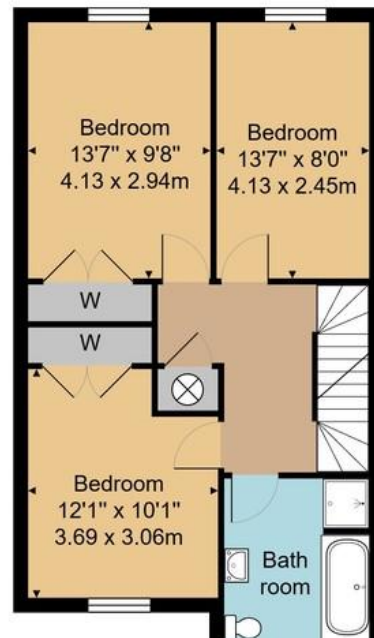
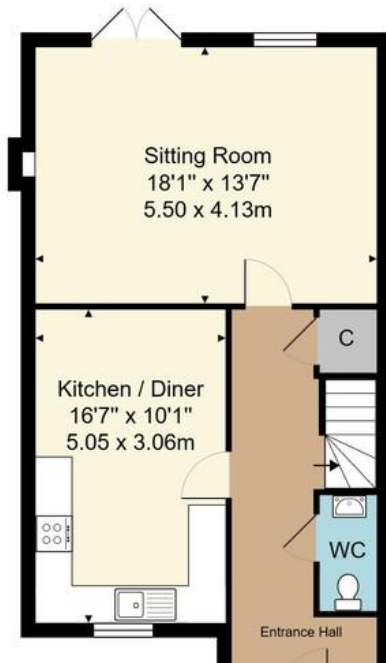
SITUATION:

Crowborough, the largest inland town in East Sussex, is set within the High Weald National Landscape and borders the renowned Ashdown Forest. The town offers a good selection of shops, cafés, restaurants, excellent schools, leisure facilities

Approx. Gross Internal Area
1526 ft² ... 141.8 m²



Second Floor



and a mainline station with services to London.

Ashdown Forest, famous as the inspiration for A. A. Milne's Winnie-the-Pooh, offers miles of scenic walking and riding routes. The spa town of Royal Tunbridge Wells, approximately eight miles away, provides an extensive range of shopping, dining, leisure facilities and a mainline railway station.

VIEWING: Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

IMPORTANT AGENT NOTES: The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

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

