



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,673
- Council Tax Band: C
- Energy Efficiency Rating: B
- Off Road Parking
- Spacious
Kitchen/Living/Dining Room

The Hedgerows, Horam

£1,450 pcm



The Hedgerows, Horam, Heathfield, , TN21 0GL

A beautifully presented two-bedroom semi-detached home, built just three years ago and situated on the popular Horam Park development, approximately 0.25 miles from Horam High Street.

The property offers bright and spacious accommodation throughout, with a superb open-plan kitchen, living and dining room creating the heart of the home. The contemporary kitchen is fitted with a range of integrated Neff appliances, while French doors open directly onto the enclosed rear garden, providing an ideal space for both relaxing and entertaining. The ground floor also benefits from a convenient cloakroom.

To the first floor are two generous double bedrooms, with the principal bedroom featuring built-in wardrobes, together with a modern family bathroom finished to a high standard.

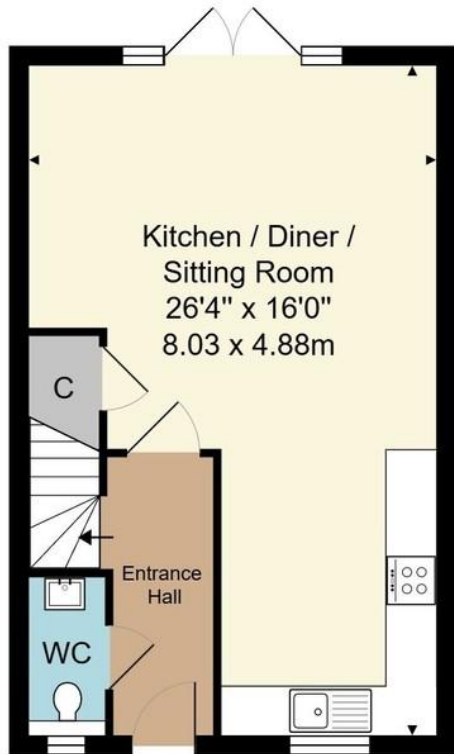
Outside, the property enjoys a good-sized enclosed rear garden with a patio area and garden shed, along with a private driveway providing off-road parking for two vehicles.

SITUATION: Ideally positioned on the outskirts of the sought-after Sussex village of Horam, the property is within easy reach of a range of local amenities including a Co-op convenience store, doctors' surgery, dentist, cafés and local shops. The popular Cuckoo Trail is also nearby, offering miles of scenic walking and cycling routes. The market town of Heathfield is just a short drive away, while Buxted and Stonegate stations provide regular rail services to London. Royal Tunbridge Wells, with its extensive shopping, restaurants and grammar schools, is approximately 16 miles away, with the coastal towns of Eastbourne and Brighton also easily accessible.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 845 ft² ... 78.5 m²

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

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

