



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £2,192
- Council Tax Band: E
- Energy Efficiency Rating: B
- Gated Allocated Parking for 2 Cars
- Neutral décor throughout

Watson Way, CROWBOROUGH

£1,900 pcm



Watson Way, Crowborough, , East Sussex, TN6 2FP

Beautifully Presented Four-Bedroom Town House with Two Parking Spaces and Private Garden, Conveniently Located for the Town Centre and Jarvis Brook Station

A beautifully presented and spacious modern townhouse, situated within the highly sought-after Crowborough Gardens development. Finished to an upgraded specification throughout, the property benefits from double glazing, gas central heating and two allocated parking spaces.

Accommodation

Ground Floor

The welcoming entrance hall leads to a cloakroom, a contemporary kitchen/breakfast room fitted with a comprehensive range of integrated appliances, and a generous living/dining room featuring attractive wood flooring, a gas feature fireplace and French doors opening directly onto the rear garden.

First Floor

The first-floor landing provides access to the principal bedroom, complete with built-in wardrobes and an en-suite bathroom, a further double bedroom, and a modern family bathroom.

Second Floor

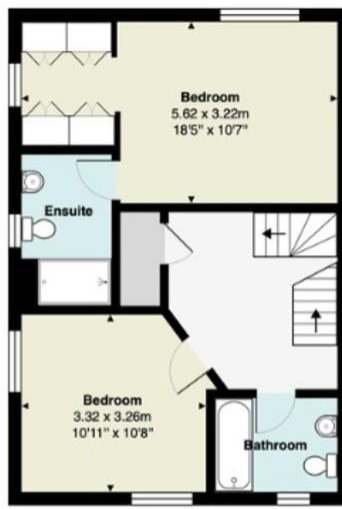
The second floor comprises two additional double bedrooms, one of which benefits from built-in wardrobes, together with a second family bathroom.

Outside

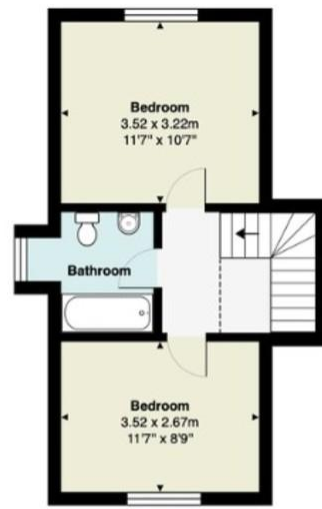
To the rear of the property is an enclosed garden, predominantly laid to lawn, providing an ideal space for outdoor enjoyment. The property also benefits from two allocated parking spaces located within a secure gated car park.



Ground Floor
Area: 46.9 m² ... 505 ft²



First Floor
Area: 46.9 m² ... 505 ft²



Second Floor
Area: 32.0 m² ... 344 ft²

37 Watson Way, Crowborough TN6 2FP

Total Area: 125.8 m² ... 1354 ft²

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 about 8 miles distance 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 on 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

