

To Rent

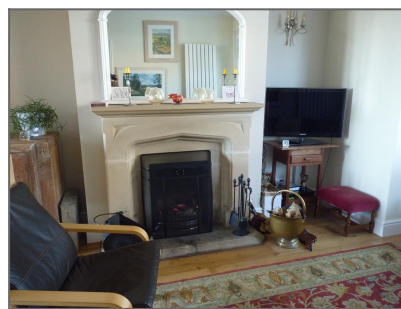
High Street, Cross in Hand, Heathfield, TN21 0SR



£2,000

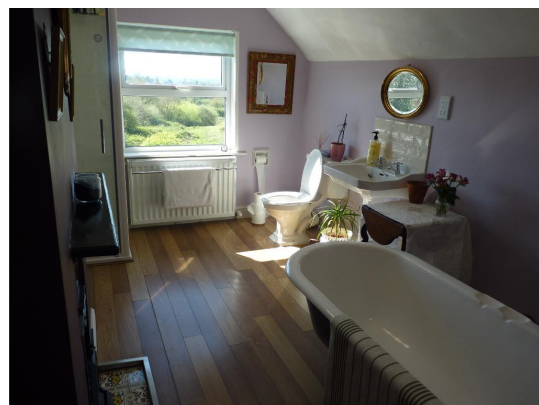
4 bedroom Semi-Detached

- ✓ Beautifully restored Victorian house
- ✓ with far, South facing views to the Downs
- ✓ 4 Bedrooms (3 + study / cot room)
- ✓ Large Cellar
- ✓ Garden office room with excellent WF
- ✓ lovely bright living/dining room with
- ✓ open fires & far reaching views
- ✓ Fitted kitchen with appliances



Description

This generous sized, South facing, Victorian house has been restored to a good standard with attractive fireplaces in almost all rooms. Stunning views to the South Downs from most rooms with a pretty garden & access to the field behind. There are four bedrooms, three double & one small room. One with en suite & two with fitted wardrobes. Large main bathroom with free standing bath & separate shower cubicle. The lounge/dining room is a main feature, double aspect making it a very bright sunny room with superb views & two attractive Victorian fireplaces. Kitchen is well fitted with, almost new appliances & electric oven. Below stairs in a large double cellar, one with WC & sink which would make a perfect games room or store room. Beyond the cellar is an undercover storage area originally built as coal/wood store opening to a paved, sun trap patio area with side gate to parking for two cars. The garden is easy maintenance with a patio at the end looking directly on to the fields beyond with the views to the South Downs. It also benefits from a garden room / home office which has good internet connections. Parking for two is well off the road with turning space. Pets by negotiation.



Location

Situated off the High Street in Cross in Hand with a driveway to a parking area. Cross in Hand is a small village community with rugby club & Primary School within a mile of the property. Buses to Uckfield, Tunbridge Wells & Eastbourne are close by & rail link to London is at Stonegate with trains to London Bridge taking 1 hour 10 mins.

Ground Floor

Kitchen - 12'11 x 6'09 well fitted kitchen with built in dishwasher, fridge/freezer, electric oven
Views to the South Downs

Living room - 25'04 x 11'07 Originally two rooms, double aspect with views to the South Downs.
Two Victorian fireplaces

First Floor

Bathroom - 13' x 8'06 large bathroom with free standing bath & shower cubicle + Ducks nest fireplace

Bedroom - 11'07 x 10'07 Double bedroom with attractive Duck nest fireplace, views to the Downs

Bedroom - 10'11 x 10'02 Double bedroom with Ducks Nest fireplace & two fitted wardrobes

Cot room/study - 'L'shape room 10'11 at widest point x 5'01

Second Floor

Bedroom - Double bedroom 17'02 x 12'10 with en suite

Fitted wardrobe & eves cupboard

Lovely views to the South Downs

Lower Ground Floor

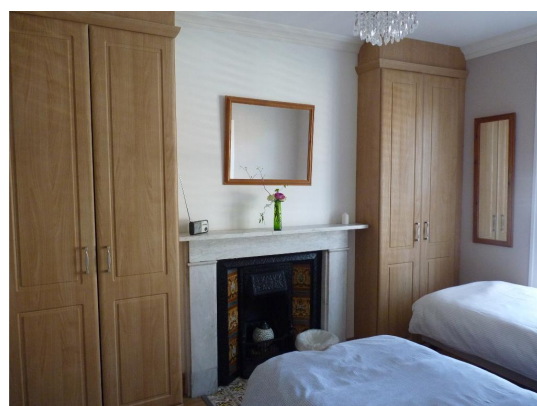
Cellar - Large double cellar area 13.10 x 11'04 & 10' x 7 with WC & sink
Leading to under covered (not completely waterproof) wood store / coal store

Exterior

Summer House / Garden Office - 9'08 x 8'04 South facing garden office with good Internet connections

Garden - Good sized but easily maintained garden with a sun trap patio close to the house & further patio at the end of the garden to capture the feeling tranquility looking on to the fields beyond.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.





Energy Efficiency and Environmental Impact

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

When you agree to rent the property, and this is accepted by the Landlord, a holding deposit of one weeks rent is required. This holds the property for you while the references are being done. It is fully returnable or can be used towards the first month's rent if required.

£75 towards the referencing is only deductible if the referencing brings to light a problem that was not disclosed on the reference forms and the referencing is declined, or if you have a change of mind after referencing has been done.

Prior to moving in, 5 weeks rent is payable as a Security Deposit (to be lodged with the DPS) according to the monthly rental. The remaining rent for the first month is payable in advance.

All the monies need to go to our client account in the name of Westwoods Lettings. Sort code : 20 27 94 and account number 53101509

Westwoods is a member of the Property Ombudsman redress scheme. The membership number is T00487

Westwoods protects clients money. We are members of the Client Money Protection scheme. Our membership number is CMP011471