



Flat 3, 1 Bedroom Flat
Sussex House

The Broadway

Crowborough

East Sussex, TN6 1DA

On Behalf Of



TO LET

Assured Shorthold Tenancy



NEW ONE BEDROOM FIRST FLOOR FLAT

WITHIN CROWBOROUGH TOWN CENTRE

One Bedroom, Brand New Bathroom, Lounge, Attractive Brand New Modern Kitchen, replacement double glazing, off road parking

Rent: £600.00 Per calendar month

LOCATION

Crowborough is a well established Sussex Town offering a range of excellent shops, Supermarkets and commercial facilities. It is well served with primary schools and a Sports Community College, and a good variety of local churches, sports and recreational facilities as well as both hospitals and medical centres. Jarvis Brook railway station is within 3 miles and the Ashdown Forest with its 6,400 acres of heathland for riding (by permit) and walking is nearby. The very popular Beacon Golf Club is within 2 miles. Royal Tunbridge Wells is within 8 miles to the north, offering a wider range of shops, supermarkets and a main line with regular fast trains to central London (Charing Cross/Canon Street) whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

DIRECTIONS

On approaching Crowborough Cross from the A26 Eridge Road from Tunbridge Wells, turn left at the traffic lights in to the high street, continue thru the high street. Just past the second zebra crossing the front of the flat can be found on the left hand side above Alison, take the next left in to Croham road then immediately left (CR Cars) just past the main car park there is a sign saying Alisun customer parking, Access to the flats is via the metal steps at the back of Alisun.

ACCOMMODATION

Stairs leading to double glazed front door:

Hallway: 7'9" x 3'3" (2.4 x 1.0)

Kitchen: 8'9" x 12'8" (2.7 x 3.9) well fitted with base units, ample work surfaces to both sides, built-in electric oven, four-ring electric hob and extractor over, 1 ½" stainless steel bowl, single drainer sink unit with mixer tap, integrated washing machine, fridge & freezer, power points and central heating radiator.

Bedroom : 9'5" x 8'4" (2.9 x 2.56) main section and a 5'9" x 5'3" (1.79 x 1.62) alcove, double glazed windows to side aspect, power points and central heating radiator.

Lounge: 9'0" x 18'6" (2.75 x 5.66) double glazed windows to front aspect, T.V point, power points and central heating radiator.

Bathroom: 5'8" x 5'6" (1.76 x 1.72) White suite comprising panelled enclosed bath with shower mixer over, low-level WC and pedestal basin, extractor fan and central heating radiator.

Outside: off road parking.

Please Note All Measurements are Approximate

SERVICES

All mains services are connected. Electricity is payable direct to Seeboard, gas is payable direct to British Gas, water services are payable direct to Southern Water and water supply is payable direct to South East Water and Council Tax is payable direct to the local authority. It is a condition of the Tenancy Agreement that the supply of services, is from these utilities only, and that the tenant must not keep or cause suffering to any pets, animals or living creatures of any description on the premises.

The Tenant does not have the right to change the utility company.

The Tenant must not keep or look after any pets, animals or living creatures on the premises.

DEPOSIT

A deposit equivalent to six weeks rent is payable on the signing of the Tenancy Agreement. The deposit is refundable, subject to the property being vacated in good and tenantable repair. Four references are also required.

Viewing: By appointment with Terri Forward, telephone number 01892 613492 or 07775 532970 (any time).

www.cpdlimited.co.uk

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective purchasers are invited to conduct their own enquiries. Nor do the particulars form part of a contract.