

Blacknest Cottage,
Blackness Road, Crowborough,
East Sussex TN6 2LP



TO LET



- ✦ 3 bedroom detached cottage
- ✦ Set on a private no through road
- ✦ Master ensuite & family bathroom
 - ✦ Spacious living room
 - ✦ Kitchen / dining area
 - ✦ Study
- ✦ Enclosed garden to rear
- ✦ Driveway

£1500.00 PCM

Tel: 01892 613492

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www.starglade.co.uk

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY

A. S. Forward

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, 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 straight through the High Street which then becomes Crowborough Hill (B2100) you will then approach a mini roundabout, turn right into Church Road then second left into Queens Road, then take second left in to Blackness Road, Blacknest Cottage drive can be found on the left hand just past Tanners Way and before Belvedere gardens, follow the driveway to the very end where you will find Blacknest Cottage on the left hand side.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:** Under stairs cupboard, power points, telephone point, smoke detector and central heating radiator.
- Study:** 3.87m x 2.95m (12'7" x 9'7") double glazed window to front aspect, power points, TV aerial point, telephone point and central heating radiator.
- Kitchen/Breakfast room:** 6.15m x 2.83m (20'2" x 9' 3") Double glazed window to rear aspect, full range of eye level and base units with roll edge laminate worktops, stainless steel single drainer sink with mixer taps, space for washing machine and cooker, power points and central heating radiator.
- Living Room:** 7.1m x 3.4m (23'2" x 11'1") double glazed window to front aspect, power points, TV aerial point, telephone point, central heating radiators. Double glazed French doors leading to garden and patio area at rear.

FIRST FLOOR

Stairs leading to:

- Master Bedroom:** 4.91m x 3.35m (16'11" x 11') double glazed window to front aspect, power points, TV aerial point and radiator.
- En-Suite Bathroom:** Obscured double glazed window to side aspect, white suite comprising, panelled bath with shower mixer over, low level W.C. and pedestal wash hand basin and central heating radiator.
- Bedroom 2:** 2.99m x 2.48m (12'2" x 8'1") double glazed window to front aspect, power points and radiator.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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- Bedroom 3** 3.4m x 2.34m (11'1" x 7'6") double glazed window to rear aspect, power points and radiator.
- Bathroom:** Obscured double glazed window to side aspect, white suite comprising, panelled bath with shower mixer over, low level W.C., pedestal wash hand basin and central heating radiator.
- Outside:** There is a garden area to the rear of the property, which is mainly laid to lawn, patio area, outside tap. At the front of the property is a driveway for several vehicles. The boundaries being fenced enclosed.

Please note all measurements are approximate.

SERVICES

All mains services are connected:

- Electricity is payable direct to EDF
- Gas is payable direct to British Gas
- Water services are payable direct to Southern Water
- Water supply is payable direct to South East Water
- Council Tax is payable direct to Wealden District Council, Vicarage Lane, Hailsham, E.Sussex

It is a condition of the Tenancy Agreement that the supply of services, is from these utilities only.

The Tenant does not have the right to change the utility company. The Tenant must not keep/look after or cause suffering to any pets, animals or living creatures of any description on the premises.

INITIAL REQUIREMENTS

The following are needed to begin a tenancy:

- First months rent
- A deposit which is equivalent to 5 weeks rent

Local Authority: Wealden District Council, Council Offices, The Pines, Crowborough, East Sussex.

Services: All main services are connected.

Viewing: By appointment with Terri Forward, Telephone No 01892 613492 or 07775 532970 (any time).

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