



FLIMWELL,
EAST SUSSEX
Monthly Rent of £1,400pcm
EPC E

JACKSON-STOPS 

WARDSDOWN

UNION STREET, FLIMWELL, EAST SUSSEX, TN5 7NX

DESCRIPTION

A VICTORIAN VILLAGE HOUSE PROVIDING SUBSTANTIAL FAMILY ACCOMMODATION AMID MATURE GARDENS SET LESS THAN A MILE FROM THE A21

A detached period property built around 1850 and displaying all the balance and proportions expected from that era. The property provides versatile and spacious accommodation arranged over two floors with delightful countryside views to the rear.

Features:

- Reception with archway to Entrance Hall with stairs to first floor landing
- Living room with open fireplace
- Kitchen/Breakfast Room comprising extensive fitted cupboards and integrated appliances
- Utility room with washer dryer – door to terrace
- Downstairs WC with shower cubicle
- Study (could be used as a single bedroom)
- Master Bedroom with en suite shower room
- 3 Further Bedrooms
- Family bathroom
- Access to loft space for storage (not boarded)
- Gardens to the front and rear
- Garden shed

AVAILABLE LATE JULY 2020

SITUATION

Situated in the centre of the small village of Flimwell with its local shops, parish church, Royal Oak public house and Weald Smokery which includes a range of locally sourced produce. The property lies just over a mile from Bewl Water Reservoir and near to Bedgebury Pinetum. They both offer opportunities for walking, riding and family recreation, with fishing and water sports at the former and a range of cultural events at the latter. Golfing facilities are located at Dale Hill Hotel and Golf Club which is directly opposite the property.

Comprehensive shopping and restaurants can be found in Tunbridge Wells as well as main line commuter services to London, just under 13 miles from the property.

There are an abundance of schools in the area catering for primary and secondary education in both the State and Private Sectors: Marlborough Preparatory at Hawkhurst, Ticehurst and Flimwell C of E Primary School, Brickhurst Manor School at Wadhurst, Benenden School at Goudhurst, and Skinners Academy at Tunbridge Wells. Grammar schools for boys and girls can be found at Tunbridge Wells and Tonbridge.

The A21 is close by giving access to the M25 for links to Gatwick and



Heathrow Airports, Ashford International for rail services to the continent and all Kent coastal areas for ferry services to the continent.

DIRECTIONS

Take the A21 southbound from Tunbridge Wells. On approaching the Flimwell crossroads turn right towards Ticehurst onto the B2087. Proceed for a short distance and Wardsdown House will be found on the right hand side.

VIEWINGS

Strictly by appointment through Jackson-Stops. Tel: 01580 720400

PROPERTY INFORMATION

- Local Authority: Rother District Council
- Council Tax band: G
- EPC: E
- Services: Gas central heating. Mains electric, water and drainage.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the landlord, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the rental of the property.
4. Prospective tenants should satisfy themselves by inspection, enquiries, and professional advice about all relevant aspects of the property.
5. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the landlord.

RELEVANT LETTING FEES AND TENANT PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments

- Pre-Tenancy Fees (Payable to Jackson-Stops)
- Holding Deposit: 1 week's rent
 - Security Deposit: 5 weeks' rent

During The Tenancy (Payable to Jackson-Stops)

- Variation of Contract: Payment of £50 (inc.VAT) if you want change the tenancy agreement
- Unpaid Rent: Payment of interest for the later payment of rent as a rate of 3% above the Bank of England Base rate
- Lost Key(s) or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
- Change of Sharer: Payment of £50 (inc.VAT) per replacement tenant or any reasonable cost incurred if higher.
- Early Termination: Liable to the Landlord for the costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During The Tenancy (Payable to the provider) if permitted and applicable

- Utilities (gas, electricity, other fuel, water, private drainage, sewerage); Communications (telephone and broadband); Installation of cable/satellite; Subscription to cable/satellite supplier; Television licence; Council Tax.

Other Permitted Payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

TENANT PROTECTION

- Jackson-Stops is a member of ARLA Propertymark, which is a client protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. Jackson-Stops use the Deposit Protection Service (DPS) to protect tenant deposits.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONTHLY RENT OF £1,400 (FEES APPLY*)

CRANBROOK

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