

A charming detached house with a delightful garden set in a superb position within the Ashdown Forest.

- Hall
- Cloakroom/shower room
- Kitchen/family room/sitting room
- Playroom/study
- Utility room
- Principal bedroom with en suite shower room
- 3 Further bedrooms
- Family bathroom
- Garden
- Terrace
- Single garage
- Parking space
- Garden shed
- Greenhouse

£2,950 per calendar month

Lewes Road

Chelwood Gate, West Sussex. RH17

[humberts.com](http://humberts.com)





# General

Availability: Immediate

Term: Minimum term 12 months

Furnishing: Unfurnished

Restrictions: No smokers. Pets may be considered

Heating: Oil fired central heating

Outgoings: Utility accounts, including telephone and council Tax are the responsibility of the tenants, who must also provide their own contents insurance

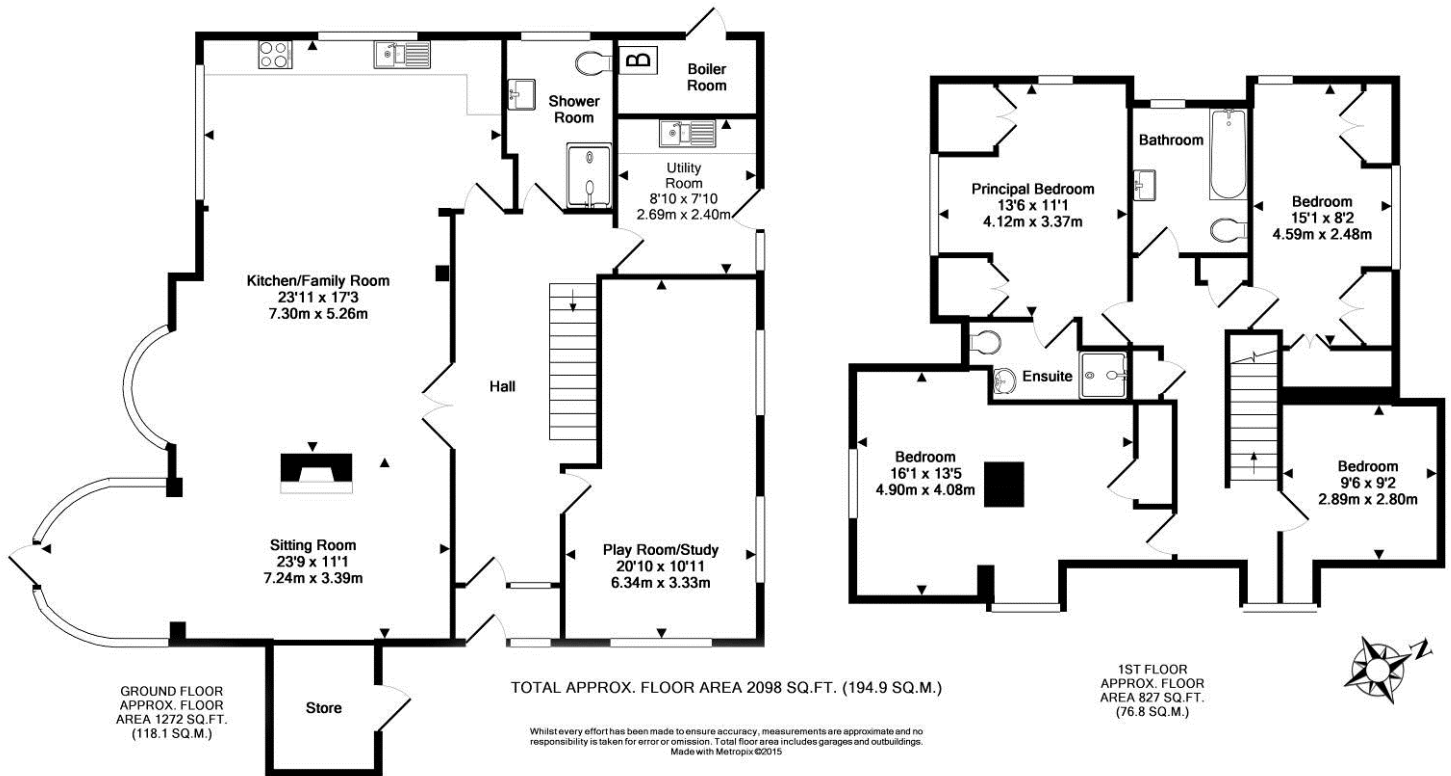
Local authority: Wealden DC Tel: 01883 722000

Council Tax: Band G

**Holding Deposit:** Monies equivalent to one weeks rent will be required at acceptance of offer, but will be set against the first months rent. The tenant has 15 days to enter into a tenancy.

**Deposit:** Equal to five weeks reserved rent, payable prior to occupation

**Directions:** From East Grinstead take the A22 south through Forest Row to Wych Cross. At Wych Cross fork right onto the A275 towards Lewes. Proceed down this road for about ¾ mile and take a righthand turning into the forest and the cottage will be found at the end. If you reach the Birch Grove turning you have gone too far, so turn around and take the first turning on your left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	<b>77</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Simon Lewis Agencies Ltd trading as Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Details 8/23 ©Copyright Humberts Group Limited.

01342 326326 The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA  
 forestrow@humberts.com humberts.com

