



Semi-detached 4 bedroom house situated close to Forest Row

Plawhatch Lane, Sharpthorne, East Grinstead, RH19

£1,750 pcm plus fees apply, Unfurnished
Available from 01.12.2020

savills

- Semi-detached
- Period property
- Quiet location
- Spacious accommodation throughout
- Large Garden
- Garage

Local Information

The property is situated less than 3 miles from the popular village of Forest Row with fantastic local amenities including a supermarket, fishmonger and selection of restaurants.

5 miles north is the beautiful medieval market town of East Grinstead with an excellent range of amenities including a mainline railway station to London.

Mainline rail service: There are fast and frequent trains from East Grinstead railway station (6.2 miles) to London Bridge/Victoria, journey time from 57 minutes.

Schools: There are many highly regarded schools in the area, both state and private, including Brambletye, Cumnor House, Worth, Sackville, Imberhorne, Notre Dame, Michael Hall School (Rudolph Steiner) and Ardingly College.

Communications: Gatwick (via A264 / M23) is just 12 miles distant. Both the A22 and the A/M23 link to the south coast and the M25 orbital motorway to the north, and in turn other motorway networks and Heathrow airport.

About this property

The property is set in a quiet location and comprises a two storey semi-detached home with a garage for storage.

Upon entering the property there is a tiled entrance hall leading through a study, large reception room with fireplace and wood burning stove with French doors opening onto the garden, the reception room then leads through to a dining area and kitchen. Additionally, there is a back hall with access to a downstairs shower room/ utility.

To the first floor, there are 4 good sized bedrooms, all carpeted and neutrally decorated throughout and a bathroom.

Externally is a large garden with the use of a garage for storage.

Furnishing

Unfurnished

Local Authority

Wealden District
Council Tax Band = D

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office.
Telephone: +44 (0) 1892 507 050.



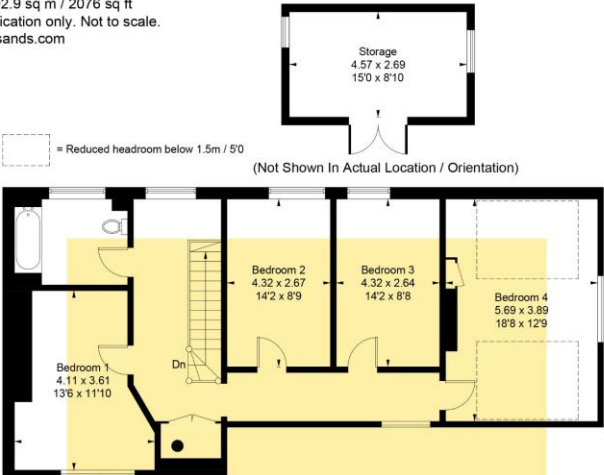


Plawhatch Lane, Sharpthorne, East Grinstead, RH19
Gross Internal Area 2076 sq ft, 192.9 m²

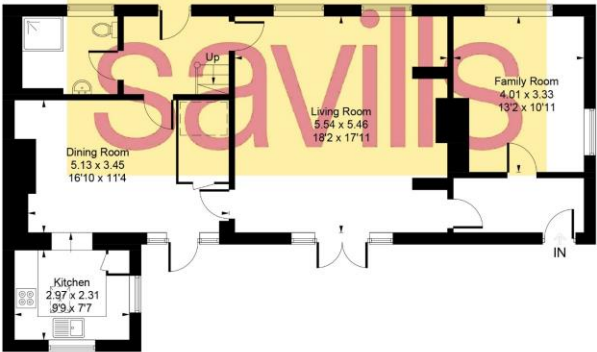
Mike Churchill
Tunbridge Wells Lettings
+44 (0) 1892 507 050
michael.churchill@savills.com



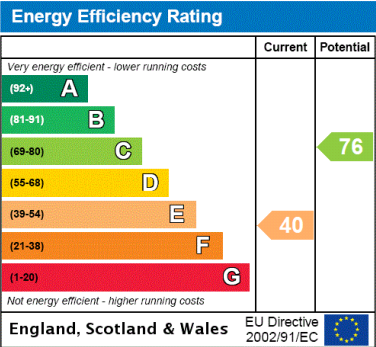
Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 11.8 sq m / 127 sq ft
Store = 12.3 sq m / 132 sq ft
Total = 192.9 sq m / 2076 sq ft
For identification only. Not to scale.
www.ashsands.com



First Floor



Ground Floor



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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20201201FRLN

