



Charles Cox
Property Lettings



45 MEADOW WAY HEATHFIELD

£1,200 Per

AVAILABLE EARLY MAY UNFURNISHED - this two bedroom semi detached bungalow is located within a mile of the town centre. The property comprises of living room, a kitchen comprising of a range of wall and base units with worktop over, space and plumbing for washing machine, built in oven and hob. Tiled splashback. Two bedrooms one with French doors to garden. The property benefits UPVC double glazed windows, drive way, garage and close by to bus routes and amenities. EPC - C, Council Tax Band - C and this is not included within the rent. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



• Semi Detached Bungalow • Two Bedrooms • Garden • Drive Way • Garage

Enclosed Porch

Double glazed entrance door.

Lounge

Storage cupboard. Radiator. Double glazed windows. Door to:

Kitchen

Range of wall and base units with inset sink unit, built in oven and hob. Tiled splashback. Space for fridge/freezer. Space and plumbing for washing machine. Inset ceiling spotlights. Double glazed window and double glazed door to side.

Inner Hallway

Storage cupboard.

Bathroom

Panel enclosed bath with shower attachment and glass folding shower screen. W.C. Pedestal hand basin. Tiled splashback. Heated towel radiator. Double glazed window.

Bedroom 1

Radiator. Built in cupboard. French doors to garden.

Bedroom 2

Radiator. Built in cupboard. Double glazed window.

Garden

Laid mainly to lawn.

Garage

Length of Tenancy

Tenancy will be for an initial 6 months.

Tenancy Information

Holding deposit - £253.85 (this will be subtracted from the first

rental payment)

First months rent - £1100 (this will be the agreed rental price, minus the holding deposit)

Security deposit - £1,269

All fees are inclusive of VAT

Council Tax Band

This property is currently rated by Wealden District Council at Band C which is approximately £2,425 for the period 2026/27 and is excluded from the rent.

Measurement Information

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

Viewing Information

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 option 1 or email ilettings@charlescox.co.uk.

References & Holding Payment

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.



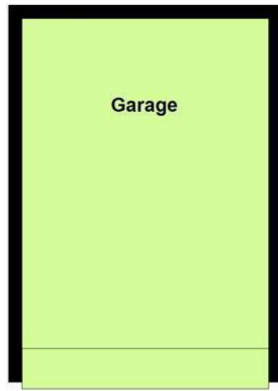
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 option 1 or email lettings@charlescox.co.uk.

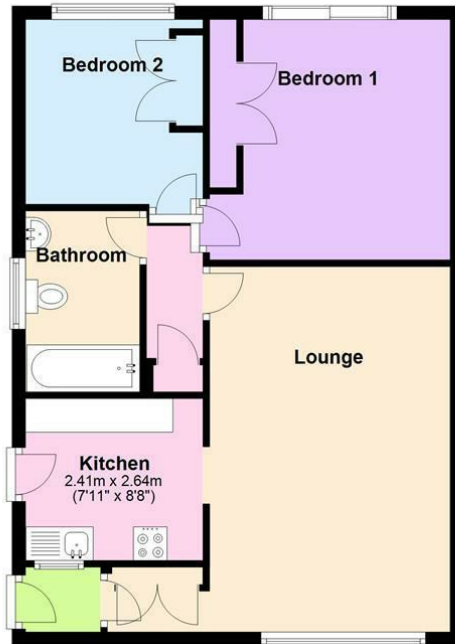
Mobile Phone & Broadband Coverage


For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk





BUNGALOW



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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