

Nicholas
IRWIN

**REDE PLACE FARM COTTAGE, SWISSLAND HILL, DORMANS PARK,
WEST SUSSEX, RH19 2NH**



£1,300 Per calendar month

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Rede Place Farm Cottage, Swissland Hill, Dormans Park

A spacious SEMI DETACHED VICTORIAN cottage with character in semi rural location in private residential park. Two spacious bedrooms - modern kitchen/ breakfast room - utility room - sitting room - bathroom - large gardens views over countryside OFF ROAD PARKING FOR TWO. Available DECEMBER 2018

Rede Place Farm Cottage is available to rent on an Assured Short hold Tenancy subject to receiving suitable references, 1½ months' rent as a deposit, one month's rent in advance and a NON REFUNDABLE APPLICATION FEE to include a single reference and the Tenancy Agreement.

Cats permitted, no dogs. A rarely available semi-detached Victorian cottage with particularly large gardens and grounds with an enviable semi rural outlook and views from most rooms. Delightfully renovated and finished in neutral colours. Built of brick with tile hung elevations under a tiled roof. Refurbished a few years ago, the property still retains the character of the period. Excellent location being within walking distance of Dormans railway station.

Front door

With decorative stained glass inset to:-

Dining Room/Kitchen Approx 15'8" x 11'9" (Approx 4.78m x 3.58m)

With polished oak flooring, radiator, recessed shelving in fireplace, kitchen comprises circular sink unit set in work surface good range of work surfaces with cupboards and drawers under, four ring electric oven, extractor fan, range of eye level cupboards, multipaned door to the living room and opening to the utility room.

Utility Room Approx 9'4" x 6'4" (Approx 2.84m x 1.93m)

Stainless steel sink unit set in work surface cupboards under, work surfaces with cupboards and appliance space under, range of eye level cupboards, Indeset fridge/freezer, Samsung washing machine, ceramic tiled floor, Ideal wall mounted gas fired boiler.

Living Room Approx 14'8" square bay x 12'9" (Approx 4.47m square bay x 3.89m)

Radiator, picture rails, large cupboard under stairs, fireplace recess, door to the INNER HALL.

Inner Hall

Radiator, door to garden. Stairs to:-

First Floor

Bedroom One - Landing Approx 12'8" x 11'6" (Approx 3.86m x 3.51m)

Radiator, one double and one single wardrobe cupboard, access to insulated loft.

Bedroom Two Approx 11'6" x 8'8" (Approx 3.51m x 2.64m)

Radiator, picture rail, large airing cupboard.

Bathroom

White suite of panelled bath with shower and curtain rail, tiled surround, low level w.c., pedestal wash hand basin, radiator, ceramic tiled roof.

Outside

Large lawn, small shed adjoining house. PARKING FOR 2 CARS ON DRIVEWAY. Amazing views over fields. Delightful large gardens with a southerly aspect, comprising sweeping lawns with rhododendrons, flower beds, shaped hedges and shrubs. There is a brick inlaid pathway and patio.

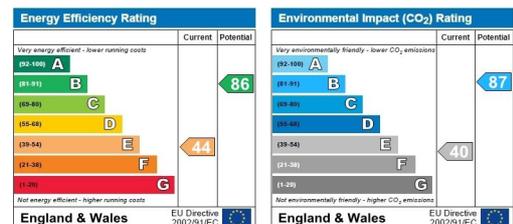
Services

ROAD CHARGE £29.16 per month.

Council Tax Band E

DIRECTIONS

Leaving East Grinstead the Lingfield Rd, and turn right onto Blackberry Rd, and continue as it becomes Blackberry Lane. Turn right onto Swissland Hill and enter Dormans Park, where the property will be found immediately on the left after Rede Place.



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