



HAWTH VIEW, LAUGHTON, EAST SUSSEX



HAWTH VIEW  
Off Shortgate Lane  
Laughton  
Lewes  
East Sussex BN8 6BU

Laughton 1 mile • A22 2 miles • Buxted station 6 miles  
Uckfield 5.5 miles • Lewes 6.5 miles  
(all distances approximate)

**TO LET - £1,750 pcm**

**A spacious detached chalet bungalow  
in a peaceful, rural location beside a  
working dairy farm**

Large Kitchen/dining room • Sitting room  
Snug • Utility  
3 Bedrooms • 2 Bathrooms  
Large Garden • Outbuildings • Garage

**Contact : Sam Benson - 01342 410122  
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**VIEWING**

Strictly by appointment with the sole agent RH & RW Clutton - 01342 410122.

**SITUATION**

Hawth View stands in a fantastic rural position off a private, shared Estate drive surrounded by fields and woodland. The property is within walking distance of Laughton village which has a community shop, church, public house and a primary school. Uckfield lies within 5.5 miles and provides a range of shopping facilities and recreational amenities. The historic market town of Lewes is within 6.5 miles and has an range of shops, restaurants and recreational amenities. There are mainline rail stations at Buxted (6 miles), Uckfield and Lewes which provide a regular service to London. There are a number of schools in the area including Laughton Community Primary School, St Bede's (Prep and Senior School), Lewes Old Grammar and Cumnor House.





## DESCRIPTION

Hawth View is a well-proportioned chalet bungalow which enjoys a fine rural aspect surrounded by open fields and woodland. An enclosed porch leads into a **hallway** and through to a **snug area** (9.4m x 9.6m max) which opens into a very spacious **kitchen** with a range of country style floor and wall units with a built-in double oven, 4 ring electric hob with extractor over and an integrated dishwasher. There is also an adjoining **dining area** with ample space for a table and French doors to the garden. A **utility room** also provides space for washing machine and a vented tumble dryer (stacked) and also has a door leading out to an open porch. The **sitting room** (16.8m x 9.8m) has an open fireplace, an airing cupboard and has bi-fold doors to the dining area. Further doors from the hallway lead to a double aspect **bedroom** (10.8m x 10.5m max) with free standing wardrobes and a further **bedroom** (11.6m x 10.4m). The **bathroom** has a bath with shower attachment, WC, wash basin and heated towel rail.

On the first floor, a landing leads to the double aspect **principle bedroom** (14.4m x 19.4m, with some restricted ceiling height). The bedroom has a dressing room/study area and eaves storage. The **bathroom** has a bath with an electric shower, WC and wash hand basin and heated towel rail.

## OUTSIDE

The property is approached via a private, shared farm track from the main estate drive which leads to a parking area to the front of a single **garage** at the side of the property. The property sits centrally within its garden plot which is mainly laid to lawn with some mature fruit trees with some hedging. There are various **outbuildings** including a large store/workshop, timber garden shed and a summer house. The property and the garden enjoys fantastic views across the adjoining fields and woodland. There is also a public footpath immediately beside the property.

## TENANCY

The property is to be let on an Assured Shorthold Tenancy Agreement for an initial period 12 months with a view to continuing monthly thereafter by arrangement.

## TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

## REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.



### TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

### SERVICES

Mains electricity and water. Oil fired central heating. Drainage to a private system.

### OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Lewes District Council, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of Tenant Fees, please visit [www.rhrwclutton.com](http://www.rhrwclutton.com).

### PETS

Pets will only be allowed with the landlord's specific written permission and, if permitted, an additional rent of £20pcm per pet shall be payable in addition to the monthly rent.

If a dog is permitted, a tenant will be required to fence and dog proof the boundaries as the property is situated beside a working farm.

### MAINTENANCE

The tenant will be responsible for maintaining the interior of the house. The landlord will be responsible for the exterior and the structure.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given a rating of E.

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NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars updated May 2021.



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