

PROPERTY TO LET

Shill House, Mill Lane, Balcombe, West Sussex RH17 6QU

Balcombe
Estate 



Attractive, detached period property —£2,950 pcm

Shill House is a substantial family home with a large surrounding garden set in a rural location on the outskirts of Balcombe village.

The property comprises:

Ground floor

- Entrance Hall
- WC
- 2 reception rooms
- Kitchen
- Utility and larder
- Covered patio leading to study

First Floor

- 3 bedrooms
- Main bathroom, bath and separate shower

Second Floor

- Bedroom
- Study/further bedroom
- Bathroom – bath with shower over

Outside

- Enclosed garden of 0.3 acres
- Outbuilding
- Car port





Tenure -The property is offered on an Assured Shorthold Tenancy basis for an initial period of 12 months with a view to continuing monthly thereafter by arrangement.

Outgoings -Tenant responsible for all outgoing including utilities, council tax, TV, phone/internet. The property is heated via oil central heating. Mains electricity, water and private drainage.

Council tax Band G, 2022/23 year £ 3415 per annum to Mid Sussex District Council.

Energy Performance Certificate (EPC) - to follow

Maintenance-Tenant responsible for interior of the property and maintenance of the garden.

Location—Balcombe is a thriving Sussex village benefiting from a community owned pub, shops and a tearoom. Balcombe train station provides a regular service to London and the coast. Haywards Heath is approximately 15 minutes' drive and has a larger town centre.

References—Potential tenants will be required to pass satisfactory credit and reference checks. Copies of ID documents will be requested in line with current Right to Rent legislation.

Deposit—A deposit equal to 5 weeks' rent will be payable upon signing a tenancy agreement. Deposits are held in accordance with current legislation.

Rental—Rent is to be paid monthly in advance by standing order.

Viewings by appointment only. Contact Balcombe Estate Office 01444 811233 | administrator@balcombeestate.co.uk
