
17 The Priory
RH & RW
CLUTTON

APT 17, THE PRIORY

HOLY CROSS PRIORY
LEWES ROAD, CROSS IN HAND
NR HEATHFIELD
EAST SUSSEX, TN21 0DZ

Heathfield 3 miles • Uckfield 6 miles
(all distances approximate)

TO LET £1,350 PCM - unfurnished

A spacious apartment in a sought after retirement village

Entrance hall • Open plan kitchen/dining/living area
Sitting room • Double bedroom • Shower room
Lift Access • Communal gardens and grounds
Access to communal facilities including
restaurant, tv room, snooker area & Bowls Green

Contact : Sam Benson - 01342 410122 Opt 1
SamB@rhrwclutton.co.uk



LOCATION AND AMENITIES

The property forms part of the Grade II Listed Priory Mansion which is set within beautifully maintained communal gardens and grounds. There are extensive facilities onsite including a restaurant and Bowls Green, and there is a schedule of activities including yoga, craft fairs and games in the mansion.

There is an onsite shop for everyday needs and Heathfield and Uckfield, which are both within a short drive, offer a wider range of shopping and recreational amenities.

DESCRIPTION

A well proportioned flat with much character and charm. The apartment has an entrance hall which





leads into an open plan kitchen, dining and living area with feature fireplace. There is a large double bedroom, currently holding twin beds, and a shower room.

The apartment benefits from heating via a communal system and there are also emergency pull cords.

TENANCY

The property is to be let furnished or unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months, with a view to continuing monthly thereafter by mutual agreement. This retirement apartment is available to over 55's only.

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 collect the Holding Deposit (equivalent to one weeks' rent) and will issue third-party referencing forms for completion.

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 Client Monies Account and will be registered with the Tenancy Deposit Scheme. 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.

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.







Holy Cross Priory - Coffee Lounge







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.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Wealden District Council (Band C), Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges directly to the suppliers.

For a full scale of RH & RW Clutton's Tenants Fees please visit www.rhrwclutton.com/informationfortenants.

SERVICES

Mains electricity, gas, water and drainage. There is heating to radiators provided by a communal heating system.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC – C

MAINTENANCE

The tenant will be responsible for maintaining the interior of the property.

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. Particulars prepared September 2025. External and communal photographs taken 2024 and internal photographs September 2025.

RH & RW CLUTTON
01342 410122
www.rhrwclutton.com
1 West Street, | East Grinstead | West Sussex | RH19 3DF