CHARTERED SURVEYORS & LAND AGENTS
RESIDENTIAL, COMMERCIAL & FARM AGENCY
RICS REGISTERED VALUERS

1 West Street, East Grinstead, West Sussex RH19 4EY
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RH & RW CLUTTON



FLAT 17, 9 WHITEHALL PARADE
LONDON ROAD
EAST GRINSTEAD
WEST SUSSEX RH19 1AP

East Grinstead station 15 min walk • Crawley 10.5 miles
Tunbridge Wells 13.7 miles • M23 7 miles
Gatwick 10.3 miles
(all distances are approximate)

TO LET £1,200 PCM - Unfurnished

A large, modern one bedroom apartment in a prime position in the town centre and within walking distance of a mainline station

VIEWING
Strictly by appointment with the landlord's letting agents, RH & RW Clutton
Contact : Sam Benson - 01342 410122 Email : SamB@rhrwclutton.co.uk

SITUATION
The properties are ideally situated in East Grinstead town centre, above the Martells Toy & Gift store, which has a variety of restaurants, specialist retailers, bus and coach services and leisure facilities. The railway station with services to London via Croydon (approx 1 hr) is a 10 minute walk from the property. Gatwick Airport is also within easy reach.

DESCRIPTION
The property is found on the first floor, above a parade of shops, and forms part of a collection of 19 self contained apartments.

No 17, has an open plan layout with a modern fitted kitchen and living space, a good sized double bedroom and a shower room.

Private, secure parking may be available by separate negotiation. Otherwise, parking is available in East Grinstead's public carparks and prospective tenants are encouraged to investigate the availability of resident's parking permits with Mid Sussex District Council.

TENANCY
The property is to be let unfurnished basis.

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. 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 Mid Sussex District Council, 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, water and drainage. The property is fully double glazed and benefits from wall mounted electric heaters.

According to Ofcom.org, the property is served by standard, superfast, and ultrafast broadband. Prospective tenants are advised to verify the availability and suitability of broadband services to ensure they meet their requirements.

ENERGY PERFORMANCE CERTIFICATE (EPC)
The property has been given an EPC rating of C.

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






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 June 2026..

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