
10 St. Mary's
RH & RW
CLUTTON

10 ST. MARY'S
HOLY CROSS PRIORY
LEWES ROAD, CROSS IN HAND
NR HEATHFIELD
EAST SUSSEX, TN21 0EP

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

TO LET £1,300 PCM - unfurnished

A spacious apartment in a sought after retirement village

Entrance hall • Kitchen
Sitting/dining room • Double bedroom
Bathroom with separate shower
Communal gardens and grounds
Access to communal facilities including restaurant, tv room, snooker area

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DESCRIPTION

A beautifully presented and spacious one bedroom ground floor apartment within the grounds of the sought after Holy Cross retirement village.

A front door opens into the entrance hall which has storage cupboards and leads into a bright and airy sitting room with double doors out to the front terrace. The adjoining kitchen includes a range of wall and floor units, built in electric oven and ceramic hob with extractor hood over. There is an integrated washing machine and fridge freezer. The bedroom has built in wardrobe cupboards and double doors leading out to a rear terrace. There is a bathroom with WC, wash hand basin, bath and separate shower.





The apartment benefits from electric heating and double glazed windows, and there are also 24 hour call bell system. There is plenty of parking available on site.

LOCATION AND AMENITIES

St Marys sits beside the Grade II Listed Priory building and within beautifully maintained communal gardens and grounds. There are extensive facilities onsite including a subsidised restaurant. There is a schedule of activities including yoga, craft fairs and games in the Priory building.

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.

TENANCY

The property is available to the over 55's to rent on an unfurnished basis.

VIEWING

Strictly by prior appointment with the landlord's letting agents, RH & RW Clutton (01342 410122)

SERVICES (Not tested and therefore not warrantied)

Mains electricity, water and drainage. The central heating to electric radiators.

According to Ofcom's Broadband Speed Checker, the property is able to access standard and superfast broadband. Prospective purchasers should make their own investigations on Ofcom's website https://checker.ofcom.org.uk/ to ensure that the broadband available suits their requirements.

TENANCY APPLICATIONS & HOLDING DEPOSIT

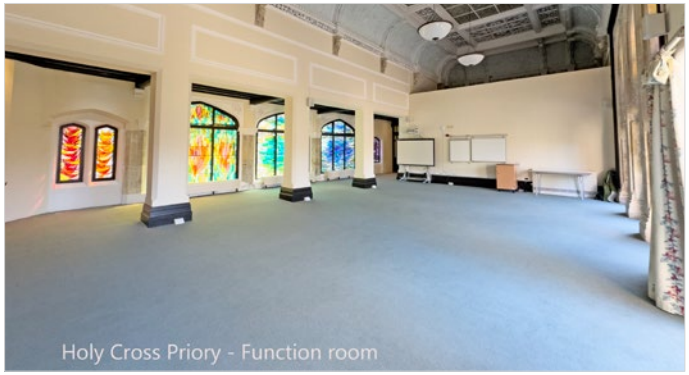
Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one week's rent) and will issue third-party referencing forms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













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.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the property. The landlord will be responsible for maintaining the exterior, fixtures within the property due to wear and tear and structure.

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 and protected 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given an EPC rating of C71

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Wealdon District Council (Band E), TV Licence, water, drainage and electricity directly to the suppliers. For a full scale of RH & RW Cluttons Tenant Fees, please visit www.rhrwclutton.com/informationfortenants.

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 July 2026. Communal photographs taken 2024 and internal photographs July 2026.

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