
New Barns
RH & RW
CLUTTON

NEW BARNS
BRANTRIDGE LANE, BALCOMBE
HAYWARDS HEATH
WEST SUSSEX
RH17 6JP

Turners Hill centre 1 mile • East Grinstead 4.2 miles
Crawley 6 miles • Gatwick 8.2 miles
(All distances are approximate)

TO LET - £3,000 pcm – Unfurnished
Available now

A place in the country

Single storey • Open-plan kitchen, dining and living space • Sitting room with mezzanine
Four bedrooms • Two bathrooms • Garden
Courtyard Off road parking

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SITUATION

The property is situated in an elevated and unspoilt rural position within the High Weald National Landscape (AONB), approached via a shared private estate drive and enjoying fine views over the surrounding countryside. It lies approximately 2½ miles from Balcombe, which offers local shopping facilities, a public house, a primary school and a mainline railway station with services to London Victoria, London Bridge and Thameslink destinations. Staplefield is approximately 1½ miles distant and provides two public houses and a village primary school. For a wider range of shopping, leisure and recreational amenities, Crawley and Haywards Heath are both within about five miles. The M23, via Junctions 10A or 11, and Gatwick Airport are readily accessible, while the M25 at Junctions 7/8 is approximately 20 miles from Balcombe.

There is a good selection of state and independent schooling in the surrounding villages and nearby towns. Local state primary schools include Balcombe CofE Primary School, St Mark's CE Primary School in Staplefield and Handcross Primary School, while nearby state secondary options include Warden Park Secondary Academy in Cuckfield and Oathall Community





College in Lindfield/Haywards Heath. Independent schooling within reach includes Ardingly College, Cumnor House Sussex and Brighton College Prep, Handcross.

DESCRIPTION

New Barns is a well-proportioned and versatile single-storey family home, offering spacious and flexible accommodation arranged around an enclosed courtyard garden. The property benefits from a wider garden area with a small collection of mature trees, together with off-road parking, and enjoys a peaceful rural setting.

The heart of the house is the generous open-plan kitchen, dining and living area, designed to provide a practical space for family life. The newly fitted kitchen includes a built-in electric oven, induction hob with extractor over, eye-level microwave oven and a fridge freezer. A breakfast bar provides informal seating for two stools, while the wider dining area offers ample space for a large table and enjoys direct access through French doors to the courtyard garden. A separate utility room complements the kitchen and is fitted with a butler sink, washing machine, tumble dryer and built-in cupboards, providing excellent storage and access to the rear of the property. From the hall there is a principal bedroom with built-in wardrobes and an en suite bathroom, two further good-sized bedrooms and a family shower room. The sitting room is an attractive reception space, featuring a vaulted ceiling, wood burner and mezzanine level, which would lend itself well to use as a study area, reading space or private area for older children. A further bedroom is accessed from this area, adding to the versatility of the accommodation.

OUTSIDE

The property is approached via a private shared driveway from the main estate drive, leading up to the New Barns properties. There is off-road parking to the side of the house for two to three vehicles. To the front, the house faces onto an attractive brick-paved courtyard garden, enclosed by estate fencing and laid out with two symmetrical lawned areas. Beyond the courtyard, the property has use of a wider lawned garden with a small collection of trees, further enhancing the rural feel. The position of the house within its grounds gives a sense of openness, with the garden and surrounding countryside helping to create a calm and spacious setting.

TENANCY

The property is to be let unfurnished.

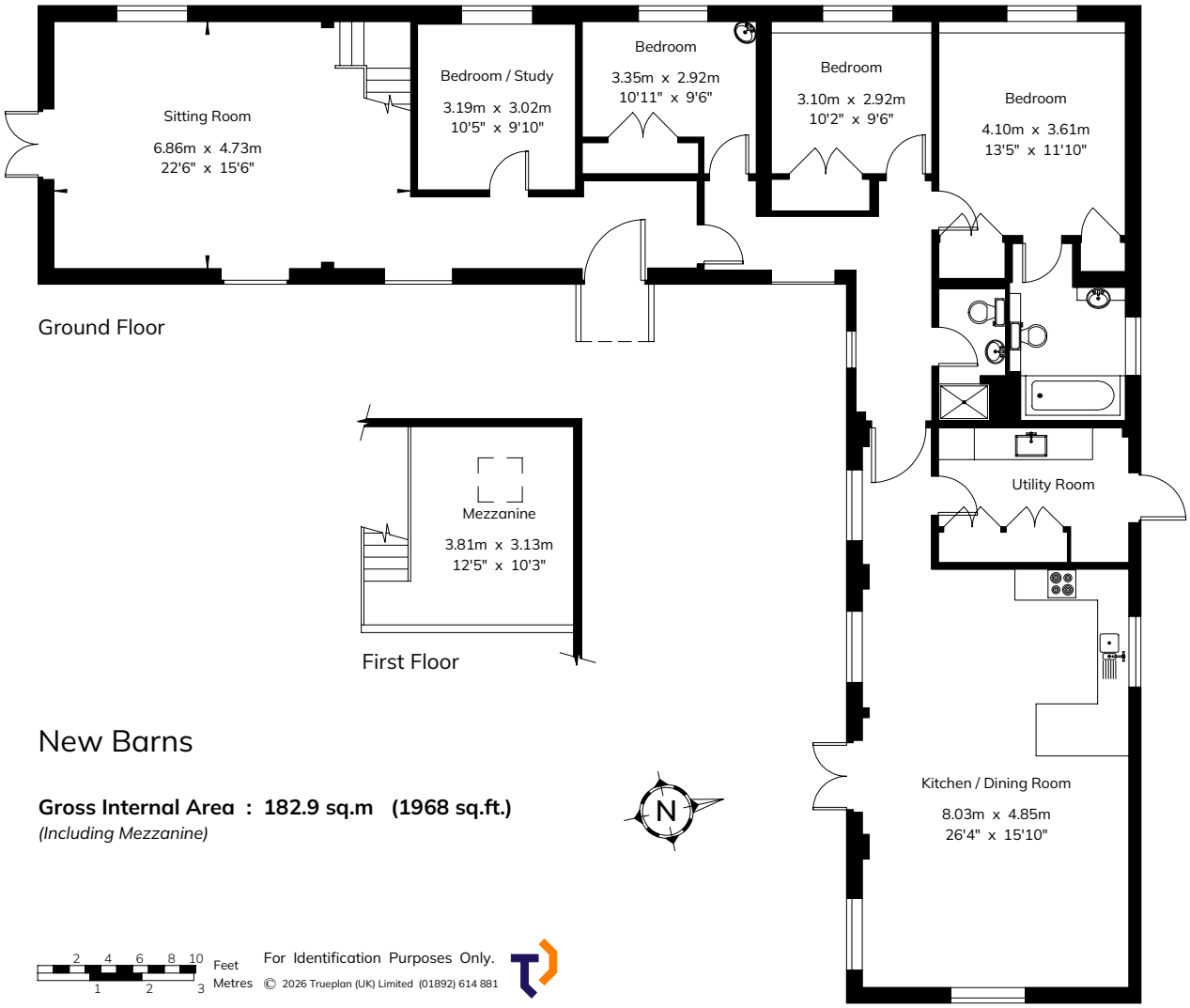
TENANCY APPLICATIONS & HOLDING DEPOSIT

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 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given an Energy Rating of E.

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.

SERVICES

Mains electricity. There is an oil boiler which runs the underfloor heating and the hot water, which is also supported by an electric immersion. The landlord will invoice the tenant for the water and a contribubution towards the emptying of the private drainage system.

According to Ofcom's Broadband Speed Checker, the property is able to access standard fibre and ultrafast fibre broadband (800/500mbps). 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. Mobile signal varies depending on the network.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Mid Sussex District Council (Band G), 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 RH & RW Clutton's Tenants Fees please visit www.rhrwclutton.com/infomrationfortenants.

MAINTENANCE

The tenant will be responsible for maintaining the courtyard and the two lawn beds. The landlord will be responsible for the wider garden, exterior and structure.

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