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

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RH & RW CLUTTON



8 ST BENEDICTS
HOLY CROSS PRIORY
LEWES ROAD, CROSS IN HAND
NR HEATHFIELD
EAST SUSSEX TN21 0EW

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

TO LET £1,100 PCM - unfurnished and including gas and electric

A spacious apartment in a sought after retirement village

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

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

A front door opens into the entrance hall which has a storage cupboard and leads into a sitting room and into the kitchen. The kitchen includes a range of wall and floor units, built in electric oven and ceramic hob with extractor hood over, a washing machine and an undercounter fridge. The double bedroom has a built in wardrobe cupboard and there is also a shower room. The apartment benefits from heating via a communal system and double glazed windows, and there are also emergency pull cords.

LOCATION AND AMENITIES
St Benedicts sits beside the Grade II Listed Priory Mansion and above the Holy Cross Priory Care Home set within beautifully maintained communal gardens and grounds. There are extensive facilities onsite including a restaurant, tv room, snooker area 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.

TENANCY
The property is to be let furnished or unfurnished on an Assured Periodic Tenanc. 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.

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 D), 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. Gas and electric is included in the rent.

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 and internal photorgraphs taken August 2026. External and communal area photographs taken summer 2025.

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