Kinzett & Bowler
www.kinzettbowler.co.uk







Wheel Lane

, Westfield, East Sussex, TN35 4SG

Rental £750 pcm

1 bedroom Studio available 11 January 2027

Innovation Centre, Highfield Drive, St Leonards on Sea, TN38 0UH
lettings@kinzettbowler.co.uk
01424 440700

Opening Times
Mon 09.30 - 16.00; Tues 09.30 - 16.00
Wed 09.30 - 16.00; Thurs 00.00 - 16.00
Fri 09.30 - 16.00; Sat Closed; Sun Closed

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* Unfurnished

Situation

STUDIO APARTMENT This first floor studio is situated within a delightful period country property with beautiful communal gardens and views over a local vineyard, as well as allocated parking. The property is within a short drive of Battle, offering a mainline railway station and good range of shops and cafes, as well as Hastings with a wider range of facilities. A Tenancy at this unique property comes with the added benefit of use of the 'Great Hall' and a residence guest room which can be booked for overnight guests. Benefits also include access to a communal shed, use of a communal washing line and use of a number of seating areas. Accommodation comprises; Door opening onto; SITTING ROOM / BEDROOM - overlooking the front lawn. Opening onto; KITCHEN - fitted kitchen with range of appliances. SHOWER ROOM - shower cubicle, low level WC, washbasin, heated towel rail, small window.

TENANCY INFORMATION N.B. This property has a communal hot water & heating system, the charge for which is calculated annually by the managing agents (Godfrey John) at a rate of 3.35% of the total cost and billed to the leaseholders. For the year ending March 2026 the charge was £294.80. A monthly contribution is payable by the tenant of £24.56 (please note this is subject to change, depending on the final bill payable each year). Council Tax band - A. EPC Rating - C. HOLDING DEPOSIT - Equivalent to one weeks' rent (deducted from first months' rent). TENANCY DEPOSIT - Equivalent to five weeks' rent.

Property Ref: inst-2212

All measurements are approximate.

Further Information

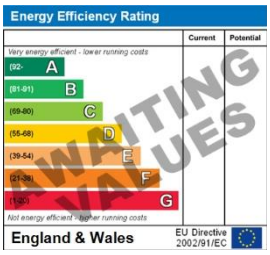
The deposit required is £865

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

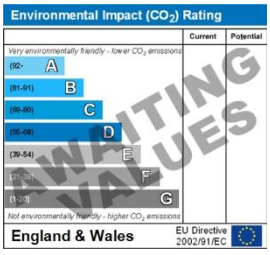
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 13/11/2026

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Kinzett & Bowler, 2026. Kinzett & Bowler Registered in England No. 12089129