



An attractive Grade II listed 16th century farm house situated in a delightful rural position between East Grinstead and Forest Row.

- Hall
- Drawing room
- Dining room
- Study
- Kitchen
- Cloakroom
- 5 Bedrooms
- 2 Bathrooms
- Shower room
- Garaging
- Garden

£ 3,500 per calendar month

Luxford Lane  
East Grinstead, West Sussex. RH19

[humberts.com](http://humberts.com)





# General

Availability: For 16 December 2024

Term: Minimum 6 months

Furnishing: Unfurnished

Heating: Oil heating

Outgoings: Utility accounts, including telephone and council Tax are the responsibility of the tenants, who must also provide their own contents insurance

Local authority: Mid Sussex DC 01444 458166.

Council Tax: Band G

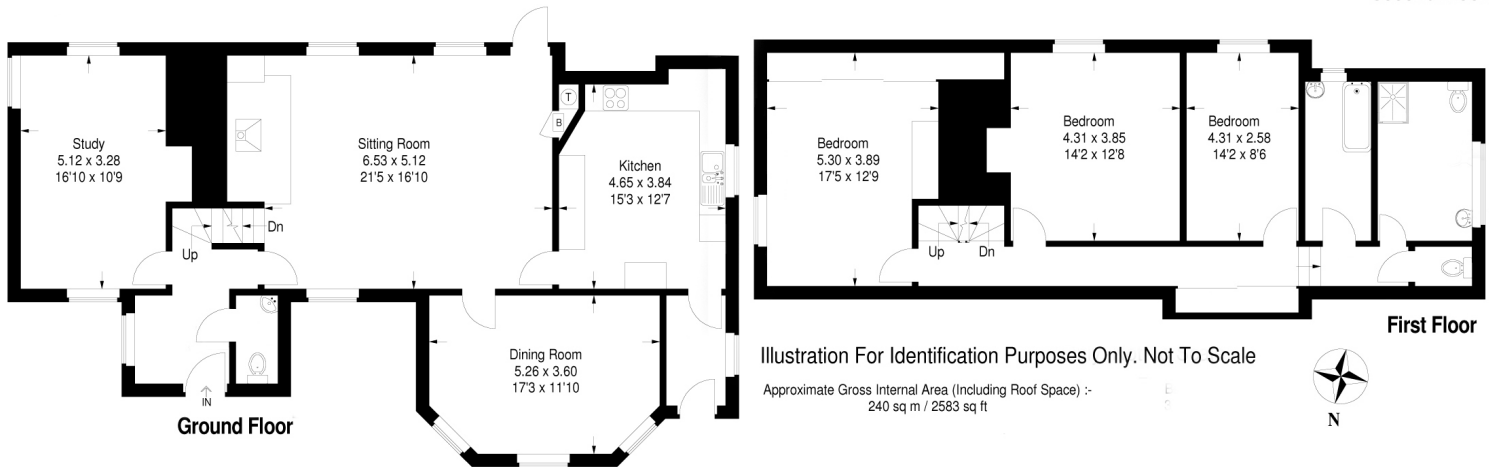
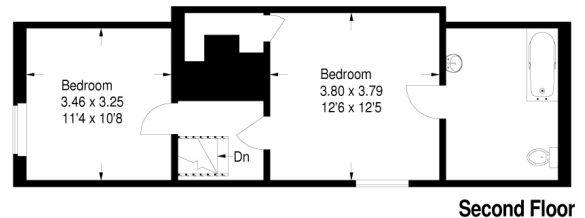
Holding Deposit: Monies equivalent to one week's rent will be required at acceptance of offer, but will be set against the first month's rent. The tenant has 15 days to enter into a tenancy.

Deposit: Equal to five weeks reserved rent payable prior to occupation

Directions: From East Grinstead take the A22 towards Forest Row. Proceed past Worsted Lane on the left and take the next private lane on the right opposite Truscott Manor Nursing Home which is Luxford Lane. Go down the lane for about 100 metres and the house will be found on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Simon Lewis Agencies Ltd trading as Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Details 8/06 and 4/23 ©Copyright Humberts Group Limited,

01342 326326      The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA  
forestrow@humberts.com      www.humberts.com

