



6 HOWS CLOSE, BROAD OAK, RYE,
EAST SUSSEX, TN31 6ER

ANDERSON
 HACKING

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A tucked away 3 / 4 bedroom family home situated in a small private close on the edge of Broad Oak village, benefiting from good off street parking and wrap around garden

TO LET £1900 PCM

- Living Room with Parquet Floor
- Study / Bedroom 4
- Kitchen / Family / Dining Room
- Utility Room / Boot Room
- Ground Floor Shower / WC
- 2 x Double Bedrooms
- Single Bedroom
- Family Bathroom
- Off Street Parking for up to 3 Vehicles
- South Facing Wrap around Garden
- Offered Furnished or Unfurnished



Description: 6 Hows Close is a well presented, semi-detached house situated at the end of a private close on the edge of the village of Broad Oak. The property is approached over hard standing parking area for three vehicles leading up to an enclosed entrance porch with secondary door leading into a generous entrance hallway.

Accessed off the hallway is a large living / dining room / kitchen with feature fireplace (not working), and triple aspect windows including French doors leading out to a south facing paved patio area. The kitchen has a tiled floor with underfloor heating and is fitted with a modern cream and white gloss kitchen units with wooden worktop breakfast bar and quartz worktops, with stainless steel undermounted sink, gas hob with extractor hood above, eye level double oven, integrated dishwasher and fridge / freezer. Accessed from the kitchen is a side triple aspect glazed utility room with plumbing and space for a washing machine and tumble dryer and side door leading out to the garden. On the opposite side of the hallway is a family sitting room with parquet flooring and front facing window, and behind this is a ground floor bedroom / home office with rear facing window. A ground floor shower room/WC is located at the end of the hallway with large walk-in shower, boxed in cistern WC and bowl washbasin with vanity unit below.

Stairs lead from the hallway up to a first-floor landing off which is master double bedroom with built in storage, and south facing window. A further double bedroom is also accessed from the landing with built in bunkbed and front facing window along with a single bedroom with front facing window and a family bathroom with "P" shaped panel bath, boxed in cistern WC and washbasin with vanity unit below.

Externally the property benefits from a private side and rear garden with paved seating area accessed from the kitchen/ living room overlooking a wraparound lawn garden with 2 cooking apple trees.



Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

- 1. The Rent.** - £1900 per calendar month
- 2. Refundable tenancy deposit** – £2190 (capped at no more than five week's rent where the annual rent is less than £50,000)
- 3. Refundable holding deposit** – £438 (capped at no more than one week's rent)
- 4. Payments to change the tenancy** – £50 + VAT = £60 (where requested by the tenant)
- 5.** Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
- 6. Tenants are responsible for payments** - For all utilities, communication services, TV license and Council Tax at the Property.
- 7. Default fee** for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds and in full at least five working days prior to tenancy commencing.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme.





General Information

Broadband speed: 67 Mbps (source Uswitch)

Mobile Coverage: 4G Coverage with 3, EE, O2, Vodafone

Services: Mains Water, Mains Drainage, Mains Gas, Mains Electricity

Council Tax: Currently Band D

EPC: Band C

Local Authority: Rother District Council 01424 787000

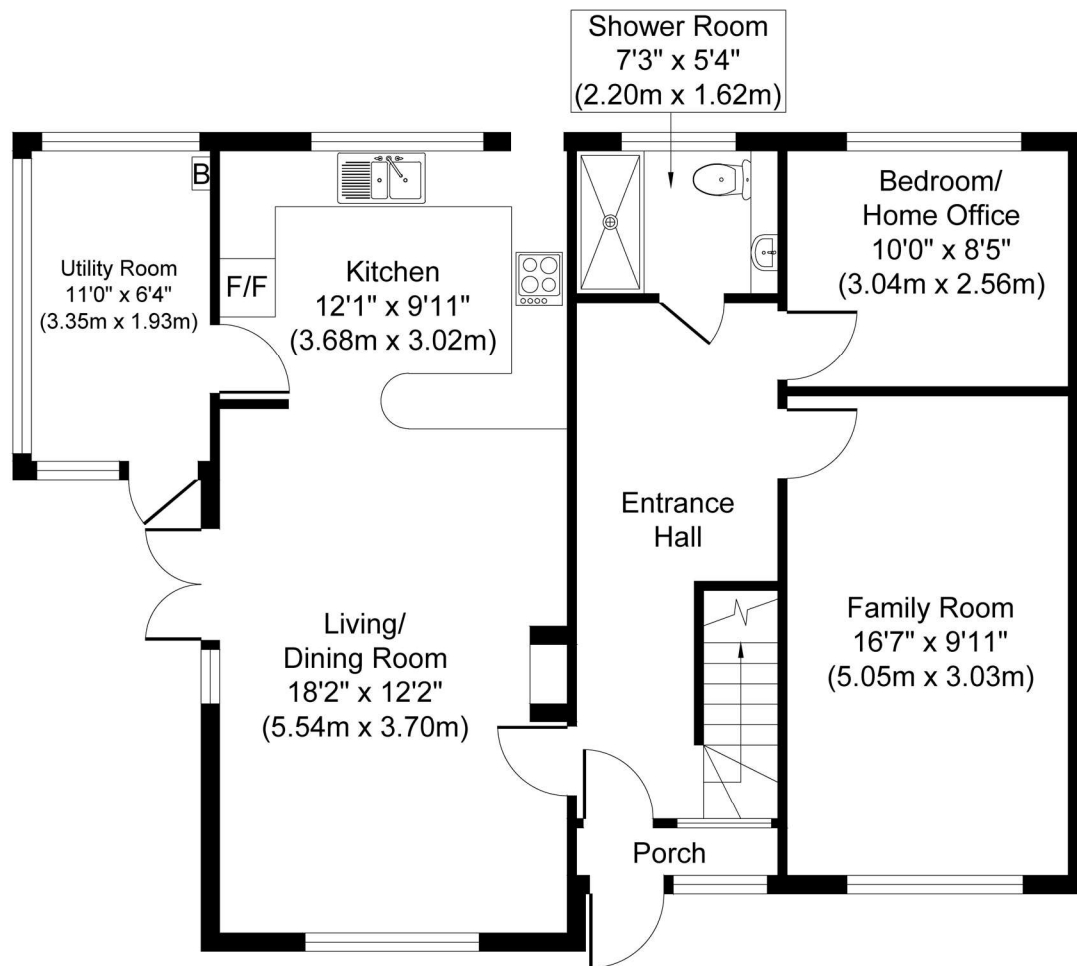
Tenure: Freehold

Viewing: Strictly by appointment with Anderson Hacking

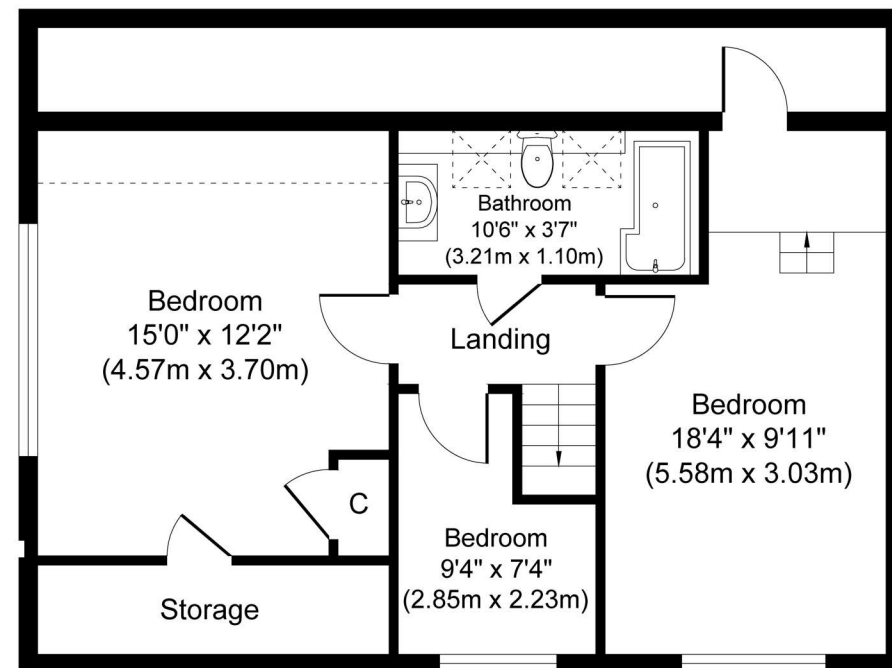
Tel: 01797 224852

Directions: From Rye leave on the B2029 proceeding over the level crossing. Continue for approximately 6 miles into Broad Oak and at cross roads turn right onto the A28 and proceed for approximately 0.25 miles taking the first turning right onto Furnace Lane and after 50m turn left into Hows Close where number 6 will be found along at the end.

Gross Internal Area 1,425 Sq. ft. (132.33Sq. m.)



Ground Floor
Approximate Floor Area
868 sq. ft
(80.60 sq. m)



First Floor
Approximate Floor Area
557 sq. ft
(51.73 sq. m)

Agents Notes: Prospective tenants are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Tenants should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective tenants are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: October 2026 Photographs Dated: August 2025

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TEL : 01797 224852

EMAIL: INFO@ANDERSONHACKING.COM