



## HILLAND FARM COTTAGE

Balls cross, West Sussex, £2,500 pcm

**A delightful 4-bedroom property set within a secluded position with stunning views across the countryside.**

The property's main entrance leads to a good-sized entrance hall and downstairs cloakroom. The spacious, open plan living room provides a great usable family space with access to the garden, there is a log burning stove at one end of the room and space for a dining table at the other end next door to the kitchen which also has a door that leads out onto the front of the garden. Upstairs are four double bedrooms, and a family bathroom.

The property boasts a large wrap around garden and parking for several vehicles.

Situated in a quiet, rural location not far from Kirdford village and the main town of Petworth with local amenities of a village shop and excellent country pubs/restaurants. There are numerous footpaths and bridleways nearby.

EPC – tbc

*Please contact Churchills for more further details – 01403 700222*



**Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.