

# Lettings

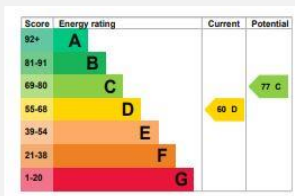


Stable Flat 1 | Knepp Castle | Horsham | West Sussex | RH13 8LJ

**H.J. BURT**  
Chartered Surveyors : Estate Agents



- First floor apartment EPC: 'D' | Council Tax: 'B' | Deposit: £1,384.61
- Two double bedrooms
- Fabulous rural estate position
- Garage & additional storage room
- Biomass heating. Superfast broadband available
- Regret no pets



### Description

A two double bedroom first floor apartment situated in the courtyard of a glorious rural estate. With spacious accommodation and including a garage and additional storage room, the apartment offers superb views and direct access to fabulous country walks and is well placed to offer excellent access to main routes including the A272 & A24.

#### Hallway

windows overlooking courtyard, radiator, airing cupboard

**Lounge** 14' 5" x 11' 10" (4.404m x 3.612m)

Feature arched window, part pannelled walls, radiator, neutral decor

**Kitchen** 11' 0" x 6' 0" (3.350m x 1.830m)

Fitted with a range of beech effect wall and base units, space for electric oven, plumbing for washing machine & dishwasher, views over estate

**Bedroom One** 14' 5" x 8' 4" (4.404m x 2.551m)

Arched window, radiator, pannelled wall, neutral decor

**Bedroom Two** 11' 2" x 9' 6" (3.413m x 2.884m)

Sash window, radiator, neutral decor

#### Bathroom

White suite comprising bath with shower attachment and electric shower over, basin and WC, part tiled walls

#### Garage

Single garage area Ground floor storage room suitable for bike storage



### Location

What3words/// growl.assume.panic

### Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band .
3. **Services:** Mains water & electricity are connected. Biomass central heating.
4. **Photos & particular prepared:** March 2024 (Ref JL)
5. **Property Reference:** HJB02792

### Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)

