

Lettings



Kent Cottage | The Street | Fulking | West Sussex | BN5 9LU

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

Kent Cottage | The Street | Fulking | West Sussex | BN5 9LU

Rental Guide: £2,450 - Per calendar month - Un-Furnished



- Absolutely Charming Grade II Listed Detached House
- EPC: E | Council Tax: E | Deposit: £2,826
- Beautifully Presented & Newly Redecorated Accommodation
- Three bedrooms plus occasional bedroom/study
- Displaying a Wealth of Period Features
- Very Pretty South Facing Garden
- Prominent Situation In Heart of Much Sought After Downland Village

### Description

An absolutely charming detached Grade II Listed cottage, beautifully presented having been newly redecorated throughout and providing accommodation of great charm and character and retaining many period features. Prominently situated in the heart of the much sought after Downland village of Fulking and with views of the South Downs National Park. Features including inglenook fireplace, latched internal doors, wooden flooring and underfloor heating system to the Kitchen and Conservatory. Briefly the accommodation includes: Entrance hall, cloakroom, living room with exposed timbers and beams and lovely inglenook fireplace with log burner, inner hall, bespoke modern fitted kitchen/breakfast room linking to conservatory, play room/utility and boot room. Principal ensuite bedroom with modern shower/dressing room, family bathroom, bedroom 3, second floor large double bedroom leading through to occasional bedroom/study. Delightful, landscaped South facing cottage garden with garden store and shed. Outside: The pretty, enclosed rear garden partly surrounds the property with a terrace area, perfect for al fresco dining, raised area of lawn with decking, brick built garden store, and a variety of mature shrubs and Japanese maple trees.

### Location

Lying at the centre of the popular Downland village of Fulking the cottage lies within a Conservation Area and within the South Downs National Park. The popular Shepherd & Dog village Inn is readily accessible from the property. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6 miles) and access to the A23/M23 is approx. 4 miles away.



### 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 E.
3. **Services:** Mains water & electricity are connected. Underfloor heating & oil fired central heating.
4. **Photos & particular prepared:** updated March 2024 (ref JL MARLA).

### Directions

From the A281 Pyecombe to Henfield road, take the road signposted Poynings, continue along the road through Poynings village and out towards Fulking. Proceed into Fulking and the property will be seen on the left hand side at the start of The Street, just as the road bends round to the left.

### Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



Find us @H.J.Burt

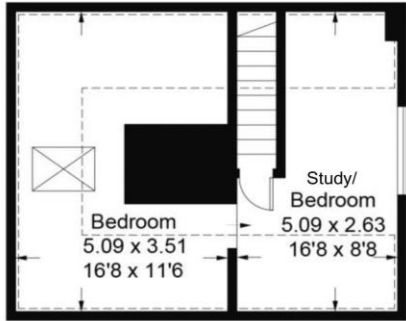


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



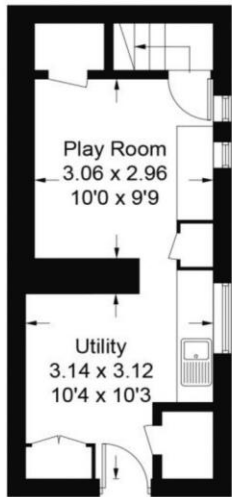
# Kent Cottage, The Street, Fulking, Henfield

Approximate Gross Internal Area = 174 sq m / 1874 sq ft  
(Excluding Eaves)

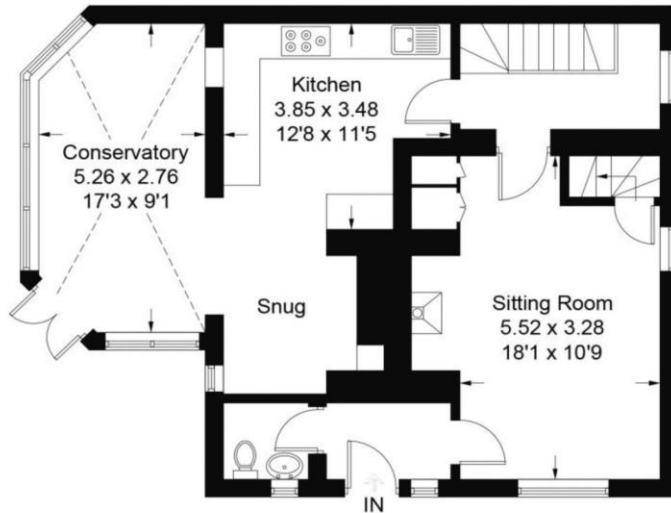


= Reduced headroom below 1.5m / 5'0

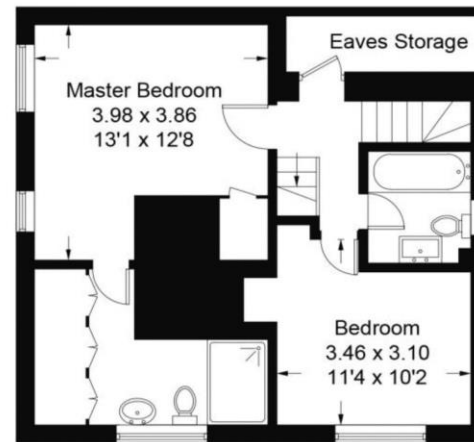
**Second Floor**



**Lower Ground Floor**



**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID359187)