

Lettings



76 | Lower Street | Pulborough | West Sussex | RH20 2BW

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,450 - Per calendar month - Un-Furnished



- Two bedroom character cottage EPC: E | Council Tax: C | Deposit: £1,673.00
- Central village location
- Two allocated parking spaces
- Patio and lawned garden
- Modern fitted kitchen/breakfast room
- Lounge with feature fireplace

Description

A beautifully presented character two bedroom cottage with allocated parking and enclosed garden, set in the heart of the village. Offered in excellent decorative order and combining modern and period features with modern well fitted kitchen / dining room, lounge with feature fireplace, utility room, modern white bathroom and two bedrooms. Patio and lawned areas with steps leading to two allocated parking spaces.

Living Room 12' 6" x 12' 2" (3.81m x 3.71m)
Exposed beams, stone floor, feature open fireplace.

Utility Room Twin base unit, sink and space for washer/dryer, beams, cupboard housing combi boiler, door out to court yard

Kitchen/Breakfast Room 14' 8" x 10' 4" (4.47m x 3.15m)
high vaulted ceiling, exposed beams and underfloor heating modern range of white wall and base units with beech worktops, five gas ring hob, dishwasher, fridge, freezer, spotlights. Dining area with French doors to terrace and garden area.

Bedroom One 12' 6" x 12' 2" (3.81m x 3.71m)
Vaulted ceiling with exposed beams

Bedroom Two 12' 2" x 5' 11" (3.71m x 1.80m)
Fitted cupboard, exposed beams

Outside
Enclosed private garden, two allocated parking spaces Terrace area, and raised lawned area.

Location

W3W// regret.mini.grower

Information

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- 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 'C'.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** (Ref JL MARLA)
- Property Reference:** HJB02534

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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