



Lettings

Cherry Tree Cottage | High Street | Upper Beeding | West Sussex | BN44 3WN

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



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Rental Guide: £1,250 - Per calendar month



- Charming Grade II Listed cottage
- EPC: N/A | Council Tax: D | Deposit: £1442
- Living room with fireplace
- Patio garden to rear
- Two bedrooms with vaulted ceilings
- Kitchen with separate dining area
- Period features including fireplaces and exposed beams

### Description

Cherry Tree Cottage is a very pretty two storey cottage, located on the High Street and surrounded by other period properties. With a white picket fence and attractive front garden featuring a mature cherry tree, the cottage is set back from the road. A central front door leads into the double aspect living room with a wealth of character including an impressive fireplace and exposed beams. A small dining area leads into the kitchen which has access via a stable type door to the rear patio garden which is paved with raised border. From the living room, a turned staircase rises up to a first floor landing leading to two good size bedrooms and a bathroom. The main bedroom is of particular note due to its exposed rafters, wide polished floor boards and pretty former fireplace. The second bedroom has a range of built-in wardrobes. The cottage includes gas fired central heating.

### Location

Cherry Tree Cottage is located on the High Street in Upper Beeding. There are local shops, pubs and restaurants on the doorstep and the property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. A local square has shops including a Nisa supermarket. The old market town of Steyning nearby has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

### Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, 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 D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB01838

### Directions

From our Steyning office, travel out of the town and down Clays Hill to the roundabout at the entry to Bramber. Continue straight over (third exit) along The Street through Bramber and over the bridge and the property will be found on the right hand side before the village hall.

### Location

What3words/// wolves.clues.collects

### 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

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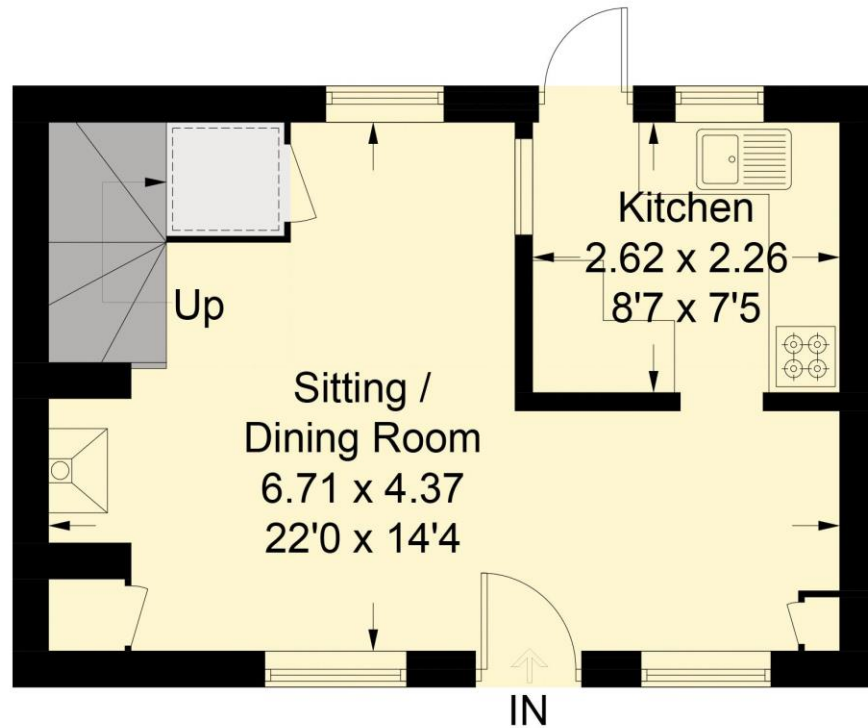




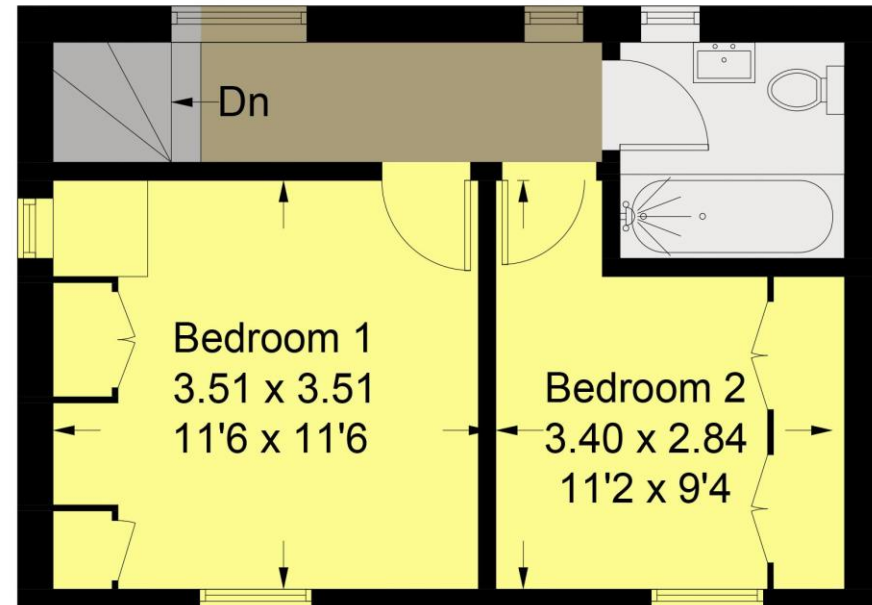
# Cherry Tree Cottage, High Street, Upper Beeding, BN44 3WQ



Approximate Gross Internal Area = 60.2 sq m / 648 sq ft



## Ground Floor



## First Floor

Created for H J Burt.

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. (ID 595809)