

Lettings



Frenchlands Cottage | North Lane | Pulborough | West Sussex | RH20 3DF

H.J. BURT
Chartered Surveyors : Estate Agents



- Rural detached cottage
- EPC: E | Council Tax: E | Deposit: £2,307.00
- Offering well presented accommodation
- Set in wraparound gardens
- Three bedrooms, two reception rooms
- Parking

Description

A charming three bedroom detached cottage situated in a remote woodland area and affording comfortable family accommodation & set in lovely gardens. Offering well presented and spacious accommodation, the cottage sits in the centre of the attractive enclosed garden and also has two small outbuildings

Utility / Boot Room

Steps down to utility room with a range of cupboards with point for washing machine, tumble dryer and fridge/freezer and also housing Oil fired boiler.

Kitchen/Breakfast Room 12' 1" x 11' 10" (3.68m x 3.6m)

Range of contemporary fitted base units, electric oven and halogen hob. larder cupboard point for under counter fridge and dishwasher, understairs cupboard.

Living Room 13' 1" x 11' 10" (3.98m x 3.6m)

Open brick fireplace with storage cupboards either side, views to the garden at the rear

Dining Room/Family Room 13' 1" x 13' 1" (4m x 3.98m)

Feature fireplace

Bedroom 1 15' 9" x 11' 2" (4.8m x 3.4m) narrowing to 2.4m

Fitted double wardrobe, double aspect windows to the rear

Bedroom 2 11' 6" x 9' 10" (3.5m x 3m)

Bedroom 3 11' 8" x 9' 10" (3.55m x 3m)

Eaves storage, cupboard, radiator

Bathroom

Modern white suite comprising shower cubicle, wash hand basin, low level W.C. heated towel rail, vinyl floor and radiator.

Outside

The house sits in a lovely garden and enclosed by natural hedgerow. Outbuilding with two wooden doors to the front providing valuable storage. Mainly laid to lawn with a small area for growing vegetables. An external staircase leads down to a basement with additional storage.

Location

What3words/// announced.coolest.fighters

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, gas & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** March 2024
5. **Property Reference:** HJB02787

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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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.





Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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