

Lettings



Round House | Brighton Road | Horsham | West Sussex | RH13 6PP

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



Rental Guide: £1,850 - Per calendar month -

- Grade II listed detached 'Round House'. EPC 'D'. Council Tax Band 'F'. Deposit £2,134.
- EPC: F |Council Tax: F |Deposit: £2,134.00
- Membership to Leonardslee Gardens included in the rent
- Three double bedrooms
- Lawned garden
- Parking for a number of cars

Description

Rent includes membership to Leonardslee Gardens! An unusual Grade II listed 'Round House' situated on the edge of the beautiful Leonardslee Estate, with character and well presented accommodation comprising of well fitted kitchen, two reception rooms, ground floor WC, master bedroom with en-suite shower room and two further double bedrooms, family bathroom with bath and shower cubicle. Enclosed lawned rear garden and gated parking for a number of cars. Conveniently located offering good access to Horsham and to main routes including the A23.

**Kitchen** 16' 9" x 8' 5" (5.099m x 2.561m)

Fitted with a good range of wall and base units with integrated electric oven and hob & extractor over, integrated fridge & freezer, tiled floor

**Dining Room** 11' 4" x 11' 7" (3.457m x 3.524m)

Newly decorated, laminate flooring

**Living Room** 23' 11" x 20' 10" (7.279m x 6.346m)

Being L shaped, decorative fireplace, built in storage, radiator, newly decorated.

**Entrance Hall**

Newly decorated, grey carpet

**WC**

White WC & Basin, double glazed window

**First Floor Landing**

Exposed brick chimney, linen cupboard

**Family Bathroom**

White suite comprising bath and separate shower cubicle, wc and basin, tiled floor, double glazed window, sloping ceiling.

**Bedroom One** 18' 5" x 10' 7" (5.614m x 3.222m)

Two double glazed windows, newly decorated, grey carpet

**En-suite**

White suite comprising bath, low level WC and basin, heated towel rail, tiled floor.

**Bedroom Two** 23' 6" x 12' 7" (7.159m x 3.842m)

Sloping ceilings, two radiators, neutral decor

**Bedroom Three** 13' 4" x 10' 4" (4.053m x 3.145m)

Decorative fireplace, radiator, double glazed window, sloping ceilings.

**NB: Please note room measurements are approximate & not accurate due to irregular shaped rooms**

**Outside**

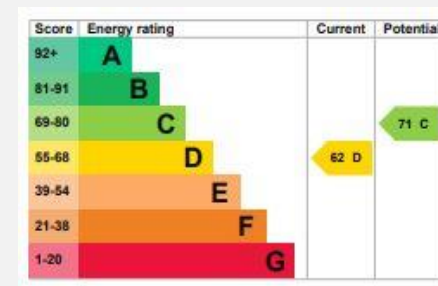
Gate leading to lawned garden and parking for a number of cars.

**Location**

What3words:///tricycle.reported.glades

**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 F.
3. **Services:** Mains water & electricity are connected. LPG central heating.
4. **Photos & particular prepared:** February 2024
5. **Property Reference:** HJB02769







## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Lettings Department

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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.



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