



Lettings

30 | St. Cuthmans Road | Steyning | West Sussex | BN44 3RH

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £995 - Per calendar month - Un-Furnished



- Ground floor flat.
- EPC: 'D' | Council Tax: 'B' | Deposit: £1,148.00
- Two double bedrooms
- Modern grey gloss kitchen
- Gas central heating & double glazing
- Outside brick storage shed

Description

A spacious ground floor two double bedroom flat situated in a central Steyning location. Offered with neutral decor and recently fitted kitchen, the accommodation comprises dual aspect lounge leading to modern kitchen, bathroom with shower over bath and two double bedrooms with built in wardrobes.

Entrance Hall

Radiator, built in cloaks cupboard and further storage cupboard

Lounge 14' 2" x 11' 4" (4.326m x 3.46m)

Dual Aspect , neutral decor and carpets, radiator

Kitchen 11' 5" x 7' 11" (3.47m x 2.414m)

Fitted with a modern range of grey gloss wall and base units with wood effect worktops & part tiled walls, electric cooker with double oven, washing machine, wood effect flooring, larder cupboard and further storage cupboard

Bedroom One 10' 11" x 11' 6" (3.317m x 3.517m)

Neutral decor and carpets, two built in wardrobes, radiator, double glazed window

Bedroom Two 10' 7" x 11' 2" (3.221m x 3.391m)

Built in wardrobe, radiator, double glazed window

Bathroom

White suite comprising bath with shower over, WC and basin, double glazed window, vinyl flooring

Outside

Brick built storage cupboard

Location

What3words/// economics.shield.rewarding

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 .
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** April 2024 (ref JL)
5. **Property Reference:** HJB02805

Viewing

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



Find us @H.J.Burt



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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