

Lettings



34 Puttock Way | Billingshurst | West Sussex | RH14 9ZJ

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,750 - Per calendar month - Un-Furnished



- End of terrace three bedroom house
- EPC: B | Council Tax: E | Deposit: £2,019.00
- Newly built to exacting standards
- Fitted kitchen with integrated Bosch appliances
- Large lounge with bi-fold doors to garden
- Driveway leading to garage

Description

A beautifully presented three bedroom end of terrace house with garage and off street parking, recently built to exacting standards and providing modern energy efficient and spacious family accommodation. well fitted kitchen with integrated Bosch appliances, large lounge with bi-fold doors to garden, downstairs WC, Master bedroom with ensuite shower room, two further bedrooms and modern family bathroom. Block paved driveway leading to garage.

Entrance Hall

Grey wood effect laminate flooring

Kitchen 11' 1" x 8' 3" (3.389m x 2.516m)

Well fitted with a range of wall and base units and Bosch integrated appliances including eye level electric oven, microwave, dishwasher, washer dryer. fridge and freezer, grey wood effect laminate flooring

Lounge/Diner 20' 5" x 15' 11" (6.229m x 4.857m)

with bi-fold doors leading to garden, large understairs cupboard, neutral decor and carpet

WC

Modern white suite comprising concealed cistern WC and basin inset into vanity unit

Bedroom One 11' 0" x 10' 2" (3.345m x 3.10m)

Range of built in wardrobes, neutral decor and carpet

En-suite Shower room

Modern suite comprising shower cubicle, concealed cistern WC and basin inset into vanity unit

Bedroom Two 13' 4" x 8' 4" (4.068m x 2.542m)

Neutral decor and carpet

Bedroom Three 9' 8" x 7' 2" (2.943m x 2.195m)

overlooking garden, neutral decor and carpet

Location

what 3 words: ///Shunning.asset.smug

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 E.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** July 2023 (Ref JL)
5. **Property Reference:** HJB02620

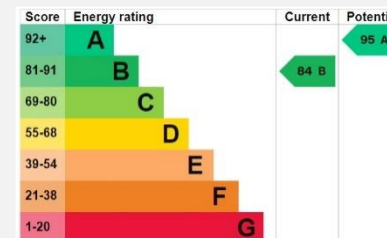
Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**

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