

# Lettings



Coach House East, Manor Farm | Poynings Road | Poynings | West Sussex | BN45 7AG

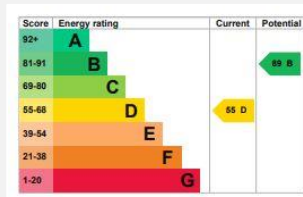
**H.J. BURT**  
Chartered Surveyors : Estate Agents

Coach House East, Manor Farm | Poynings Road | Poynings | West Sussex | BN45 7AG



Rental Guide: £1,250 - Per calendar month - Un-Furnished

- Converted former Coach House EPC: D | Council Tax: A | Deposit: £1,442.00
- Semi detached
- Two bedrooms
- Open plan living space
- Oil fired central heating
- Rural location on working farm



## Description

An unusual semi detached converted former coach house offering spacious accommodation with open plan living space and two bedrooms, situated in a rural location in the popular downland village of Poynings. The well planned accommodation comprises of living room with beamed ceilings and French doors to front, open plan kitchen, open tread staircase leading to two first floor double bedrooms and shower room. Situated in a beautiful rural position on a working farm.

**Living Room / Kitchen / Dining Area** 27' 6" x 14' 11" (8.38m x 4.54m)

Open plan room with exposed beams, two radiators, kitchen with cupboards and drawers under, Diplomat integral stainless steel oven with electric hob and extractor over, plumbing for washing machine, point for fridge freezer. Staircase leading to

## Landing

Airing cupboard with slatted shelves and timer, cupboard housing hot water tank.

**Bedroom One** 15' 2" x 13' 9" (4.62m x 4.19m)

A charming room with French doors leading to small brick balcony, two radiators, vanity unit, double wardrobe with hanging rail and shelf over, wealth of exposed beams.

**Bedroom Two** 14' 11" x 6' 11" (4.54m x 2.11m)

With exposed beams, velux window, radiator.

## Shower Room

with white shower cubicle with electric shower, low level w.c, pedestal hand wash basin, radiator.

## Location

What 3 words:///Tomato.respects.fools

The property is located on the rural edge of Poynings a short walk from the popular Royal Oak pub and is by the village Church. The small Downland village lies to the South-East of the large village of Henfield which offers a good range of local shops, trades and services including health and sports centres, library and schools for the majority of age groups. Brighton is within approximately 5 miles of the property and Horsham, approximately 17 miles also offers an extensive range of all facilities. Mainline train services to London Victoria and the South coast are available from Hassocks and Haywards Heath, within a convenient traveling distance, and access to the A23/M23 is within approximately 2½ miles distant.

## Information

- Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
- 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 A.
- Services:** Mains water & electricity are connected. Oil fired central heating.
- Photos & particular prepared:** September 2023 (ref JL)
- Property Reference:** 344

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Lettings Department**

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



Find us @H.J.Burt



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

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.