

Lettings



3 | Farnefold Road | Steyning | West Sussex | BN44 3SN

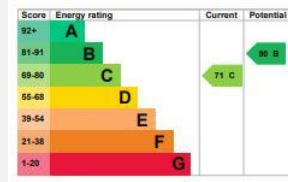
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £950 - Per calendar month -



- One bedroom house EPC: C | Council Tax: B | Deposit: £1,096.00
- Small private garden
- Allocated parking space
- Modern neutral decor
- Modern kitchen & bathroom



Description

A very well presented modern one bedroom house situated on the outskirts of the old market town of Steyning. Allocated parking space.

Entrance Porch

Part glazed door to

Living Area 14' 0" x 13' 10" (4.26m x 4.21m)

laminated floor, under stairs cupboard, combination gas boiler, two radiators, double glazed window overlooking garden.

Kitchen Area 6' 10" x 10' 8" (2.08m x 3.25m)

With modern range of cream shaker style wall and base units, laminate worktop with integrated gas hob, stainless steel electric oven, with stainless extractor over, plumbing for washing machine, circular stainless steel sink. Window overlooking garden. Staircase from living area rising to

Bedroom 15'04" x 10'09" (4.67m x 3.28m)

With storage cupboard, dressing area with double wardrobe, cream carpet, radiator, double glazed window

Ensuite Bathroom

tilled bathroom with white suite comprising panelled bath with shower over, low level w.c, hand wash basin, heated towel rail, wood effect vinyl floor, extractor fan.

Outside

Attractively laid out small enclosed garden shingled and paved seating area, small front garden, outdoor storage cupboard. Allocated Parking Space

Location

Farnefold Road is on the edge of the Gatewick Park development, which is approached either through Middle Mead on the Northern edge of Steyning, or from Steyning by-pass via Cannons Way. The centre of the old market town of Steyning is nearby with its wide range of traditional local shops, trades and services. The town also boasts a health and leisure centre with swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) The city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

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 B.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** Revised March 2024
5. **Property Reference:** 354

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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