

# Lettings



2 The Tannery | Tanyard Lane | Steyning | West Sussex | BN44 3BT

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

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Rental Guide: £925 - Per calendar month -



- Modern one bedroom apartment EPC: D | Council Tax: B | Deposit: £1,067.00
- Ground floor
- Modern kitchen & bathroom
- Underfloor heating
- Available part furnished or unfurnished
- Close to High Street

## Description

An exceptionally well presented ground floor one bedroom apartment. Located a short walk to the High Street and close to countryside walks, the well planned accommodation comprises: Lounge/dining room with wood flooring opening to well fitted kitchen with appliances, entrance hall with wood flooring and entryphone system, double bedroom with built in wardrobes and ensuite bathroom. Available either unfurnished or tastefully part furnished.

### Entrance Hall

Wooden flooring, cupboard housing water tank.

### Living/Dining Room 11' 0" x 14' 7" (3.343m x 4.441m)

wooden flooring, electric underfloor heating, Double glazed window,

### Kitchen 7' 8" x 8' 6" (2.334m x 2.595m)

Modern range of white wall and base units, integrated electric oven and hob, extractor over fridge freezer, washing machine, dishwasher, recessed spot lights, wooden floor.

### Bedroom 8' 7" x 11' 7" (2.615m x 3.538m)

Built in wardrobe, grey carpet, double glazed window

### Ensuite Bathroom

Modern white suite comprising bath with shower over, w.c and wash hand basin, tiled floor, heated ladder radiator, part tiled walls, extractor fan.

## Location

Tanyard Lane is located off just off the High Street within walking distance of the centre of the high street and the old market town with its wide range of traditional local shops, trades and services. The town also boasts a health and leisure centre with a new swimming pool and other community facilities with schools for all age groups and churches of most denominations.

## Information

1. **Outgoings:** The Tenant will be responsible for all electricity, 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 & electricity are connected. Underfloor heating.
4. **Photos & particular prepared:** September 2023 (Ref JL)
5. **Property Reference:** HJB01705

## 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)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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