

Lettings



2 | Andrew Close | Steyning | West Sussex | BN44 3PA

H.J. BURT
Chartered Surveyors : Estate Agents

- Detached chalet bungalow. Deposit £2,134. EPC 'TBC'
- EPC: |Council Tax: F |Deposit: £2,134.00
- Driveway leading to garage
- Newly decorated throughout
- Four bedrooms, two bathrooms
- Gas central heating
- Pet considered

Description

A newly decorated four bedroom detached chalet bungalow offering spacious family accommodation and well located in a sought after residential area. The adaptable accommodation comprises of three first floor bedrooms with a bathroom and further ground floor double bedroom with adjoining bathroom, large lounge opening to dining area and in turn leading to kitchen with appliances, conservatory, front, side and rear gardens and driveway leading to garage.

Kitchen 10' 5" x 9' 10" (3.184m x 2.993m)

Range of wall and base units, electric cooker, fridge and dishwasher

Dining Area 9' 6" x 10' 6" (2.902m x 3.198m)

Radiator, french doors to conservator, new carpet.

Living Room 19' 10" x 11' 9" (6.033m x 3.591m)

Decorative gas fireplace, radiator,

Conservatory 14' 2" x 11' 0" (4.319m x 3.346m)

Laminate floor, double glazed roos to rear garden

Hall

Understairs storage and utility housing washing machine

Bathroom

White suite with bath, wc. and wash hand basin

Bedroom 1 11' 0" x 14' 10" (3.354m x 4.532m)

Dual aspect, eaves storage, radiator

Bathroom

White suite bath, wc and wash hand basin. Radiator, vinyl floor



Bedroom 13' 0" x 8' 10" (3.971m x 2.684m)

Built in wardrobe, new carpet, radiator

Bedroom 14' 9" x 10' 5" (4.507m x 3.164m)

Built in wardrobe, eaves storage, radiator, laundry linen cupboard

Outside

Crazy paved patio and lawned area. Garage with up and over door. front garden and driveway

Location

Andrew Close is on the Western side of Steyning in a quiet area easily accessible for the centre of the town. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line/River Adur heading South towards the sea. Steyning is an old market town and has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a 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, 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:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB02557

Directions

WTW///drilled.stay.angry

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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EPC PENDING



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