

Lettings



The Old House | Church Lane | Steyning | West Sussex | BN44 3AR

H.J. BURT
Chartered Surveyors : Estate Agents



- Rent includes Council Tax, internet access and drainage.
- Impressive attached period house
- EPC: E | Council Tax Band 'G' Deposit: £2,884
- Set in established gardens
- Three double bedrooms, all with en-suite
- Retaining original features including window shutters & fireplaces
- Off street parking
- Fabulous rural village location

Description

An impressive three bedroom attached period house retaining many original features and set in established gardens. The classically proportioned accommodation has been redecorated and refurbished over recent years and comprises of double length sitting room with French doors to garden, dining room with wood burning stove, large kitchen/breakfast room with Aga, utility/WC and three large double bedrooms all with en-suite. Set on a quiet lane in the sought after village of Ashurst and within a short walk of the highly regarded village primary school. Rent includes Council Tax, internet access and drainage.

Entrance Hall

Impressive Hall part tiled, part wood floor.

Hall

Flagstone flooring, patio doors to garden. Electricity and water on submeter.

Boiler Room 5' 9" x 5' 9" (1.762m x 1.744m)

With built in storage, oil fired boiler, parquet flooring

W.C./Utility Room 4' 10" x 7' 9" (1.471m x 2.355m)

W.C. crittle window, base units with sink and mixer tap, parquet flooring, washing machine plumbing

Kitchen/Breakfast Room 25' 11" x 12' 1" (7.897m x 3.690m)

Wood worktops and base units, integral electric oven and hob, oil fired Aga, parquet flooring, 2 x sash windows overlooking garden. Radiator.

Dining Room 15' 4" x 16' 0" (4.675m x 4.874m)

Ornate coving and picture rail, wood burning stove, 2 x sash windows with shutters overlooking garden. Victorian style radiator, wooden floorboards.

Sitting Room 32' 3" x 15' 8" (9.835m x 4.771m)

Dual aspect with sash windows with shutters and pair of French doors to terrace, wooden floorboards, fireplace with wood burning stove, 2 x cast iron radiators, built-in shelving.

First floor Large Landing

Decorative ceiling rose, neutral carpet

Bedroom One 13' 5" x 15' 6" (4.091m x 4.734m)

2 x built -in wardrobes, sash window with shutters, radiator, decorative fireplace, window seat.

Ensuite Shower Room

Newly fitted with white suite, w.c. pedestal wash hand basin and shower cubicle, heated towel rail.

Bedroom Two 15' 7" x 13' 4" (4.760m x 4.072m)

Picture rail, 2 x sash windows, radiator, decorative fireplace.

Ensuite Bathroom

Bath with shower attachment over, w.c., wash hand basin, sash window with shutters.

Bedroom Three 13' 6" x 15' 3" (4.126m x 4.651m)

Range of built-in fitted wardrobes, radiator, decorative fireplace, dual aspect with 3 x sash windows overlooking gardens.

Ensuite Shower Room

New suite white corner shower cubicle, w.c., wash hand basin, towel rail, crittle window.

Location

What3words///photos.flinch.discloses

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 G.
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** March 2024
5. **Property Reference:** HJB01151



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

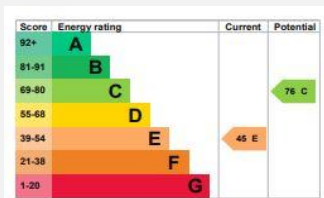
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