

Lettings



37 | Church Farm Cottages | Lancing | West Sussex | BN15 0RS

H.J. BURT
Chartered Surveyors : Estate Agents



- Semi-detached farm cottage EPC: B | Council Tax: |Deposit: £1,955.00
- Three bedrooms
- Accessible rural location
- Modern Kitchen/Breakfast room
- Pets considered
- Central heating via air source heat pump

Description

A modern and energy efficient semi-detached three bedroom farm cottage with large front and small rear garden, set in an accessible rural location on a working farm. The recently built property offers spacious living accommodation to include large lounge with wood burning stove, well appointed kitchen/diner with French doors to garden, utility room, downstairs WC, three first floor bedrooms with built in wardrobes, modern family bathroom with shower cubicle and bath. Air source heat pump.

Entrance Hall Wooden flooring, neutral decor

Lounge 15' 11" x 14' 0" (4.843m x 4.274m) Woodburning stove, double glazed window overlooking front garden, understairs cupboard

Kitchen/Diner 12' 11" x 12' 7" (3.948m x 3.839m) Well fitted with a range of modern wall and base units, integrated stainless steel electric oven and hob over, extractor fan over, plumbing for dishwasher, space for fridge freezer, tiled floor, French doors leading to rear garden

Utility room 10' 0" x 5' 11" (3.038m x 1.793m) Fitted with base units with wood effect work surface, plumbing for washing machine and space for tumble dryer, double glazed door to side

WC Modern white suite comprising low level WC and basin inset into vanity, heated towel rail, tiled floor

Bedroom One 12' 11" x 8' 9" (3.946m x 2.673m) Double glazed window with views of fields, two built in wardrobes and large walk in eaves cupboard, grey carpet and neutral decor

Bedroom Two 11' 0" x 9' 2" (3.341m x 2.787m) neutral decor & carpet, built in wardrobe,

double glazed window

Bedroom Three 10' 11" x 6' 6" (3.334m x 1.986m) Neutral decor and carpet, built in wardrobe, double glazed window

Location

What3words/// thickened.spades.beaker

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 'D'.
3. **Services:** Mains water & electricity are connected. Central heating powered by air source heat pump.
4. **Photos & particular prepared:** (Ref JL MARLA)
5. **Property Reference:** HJB02724

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
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