

Lettings



2 | Charlton Street | Steyning | West Sussex | BN44 3LE

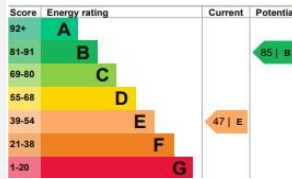
H.J. BURT
Chartered Surveyors : Estate Agents

2 | Charlton Street | Steyning | West Sussex | BN44 3LE

Rental Guide: £1,500 - Per calendar month - Furnished



- Prime Central Location Betwixt the High Street and Cricket Ground. EPC: E | Council Tax: C | Deposit: £1,730.
- Delightful period cottage
- Living Room with fireplace, kitchen leading to conservatory
- Two bedrooms & shower room
- South facing garden backing onto Cricket Ground with stunning views to the Downs



Description

A charming two bedroom period cottage, tastefully furnished to high standard and in a very central location with the cricket field and Downs to the rear. The well presented accommodation comprises of lounge with decorative fireplace, well appointed kitchen with appliances, conservatory leading to pretty enclosed garden, first floor double bedroom and modern bathroom, second floor double bedroom.

Location

Charlton Street runs parallel to the High Street and consists mainly of older terraced cottages. It is a desirable location backing onto the cricket field and only seconds away from the High Street and therefore within convenient walking distance of the bustling town centre. It is also located adjacent to the Running club, Tennis club and Bowls green. Steyning boasts, among other things, a leisure centre with a swimming pool, medical center, library, museum and churches of most denominations. Shoreham-by-Sea approximately just over five miles to the South-East has a main line railway station with services along the South Coast to Gatwick and London Victoria and also has a small airport and harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- 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.

Council Tax Band C.

- Services: Mains water & electricity are connected. electric heating.
- Photos & particular prepared: (Miss Julie Langmaid MARLA)
- Property Reference: HJB02532

[What3words:///expert.throw.guests](https://www.what3words.com/expert.throw.guests)

Viewing

An internal inspection is strictly by appointment with: H.J. BURT Lettings Department
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



Charlton Street, BN44

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft (Excluding Shed)



PRODUCED FOR H.J. BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID850835)

H.J. BURT
Chartered Surveyors : Estate Agents

IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.