

Lettings



7 Swallowmead | College Hill | Steyning | West Sussex | BN44 3HE

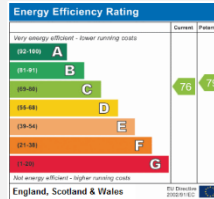
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,250 - Per calendar month - Un-Furnished



- Beautifully presented Ground Floor Apartment
- EPC: C | Council Tax: D | Deposit: £1,442.00
- Two Double Bedrooms, Master with En-suite Shower room
- Family Bathroom
- Well Appointed Kitchen with Integrated Appliances
- Allocated Parking Space to Rear
- Video Entryphone



Description

A beautifully presented ground floor two bedroom apartment situated in a sought-after part of the old market town and affording light & airy accommodation. Main entrance hall with security video entry, living/dining room with bay fronted window, stylish fully fitted modern kitchen with integrated appliances, master en-suite bedroom, second double bedroom, family bathroom. Allocated parking space.

Entrance hall

With doors to all rooms, Video entry phone, three cupboards containing various boilers, fuse boxes etc. Modern light wood effect flooring.

Lounge 18' 0" x 14' 0" (5.48m x 4.26m) max

A lovely bright bay fronted room with Upvc windows facing the front, light cream fitted carpets, white painted walls

Kitchen 10' 0" x 7' 11" (3.05m x 2.41m)

Modern range of wall and base units with integrated Bosch appliances including Washing machine, Dishwasher, Fridge and Freezer, Microwave, Electric oven and Gas hob, under cabinet lighting, part tiled walls UPVC window

Master bedroom 14' 1" x 9' 10" (4.29m x 2.99m)

Light Cream fitted carpets, built in wardrobe, radiator, door to en-suite, Upvc window to rear

En-suite Shower room

Modern shower room with white suite, corner cubicle with electric shower, pedestal basin and W.C. part tiled walls, extractor fan

Bedroom 2 16' 0" x 7' 11" (4.87m x 2.41m)

Light cream fitted carpets, neutral decor, Radiator, Upvc window to rear

Bathroom

Modern white suite comprising of bath with shower attachment over, pedestal basin and W.C. Part tiled walls, Upvc window

Location

The property is well located close to 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 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 D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** March 2023 (Ref JL)
5. **Property Reference:** HJB00916

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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