

# Lettings



The Barn | Church Farm | Coombes | West Sussex | BN15 0RS

**H.J. BURT**  
Chartered Surveyors : Estate Agents

## Rental Guide: £2,000 Per calendar month

- Approximately 2,385 sq. ft. (221 m2)
- Excellent roof height
- Good vehicular access
- Full height roller door
- Attractive rural location

### Description

Occupying an attractive rural location, a barn with excellent roof height and full height roller door with good access extending to approximately 2,385 sq. ft. (221 m2) Access to shared WC facilities. Rental guide £2,000 per calendar month exclusive.

### Location

Situated on Church Farm and nestling within the Downs, close to Lancing College. The old market town of Steyning is within 3 miles and has a thriving community centred around the traditional high street and offers a good range of local shops, trades and services and has a health centre, leisure centre with new swimming pool, library and other community facilities, schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 3 miles to the South-East also offers a range of shops and services, a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The A27 is approximately 1 mile away and gives good access to the coastal towns of Brighton (about 9 miles) and Worthing (about 7 miles) which both offer an excellent range of shops, trades, services and entertainment facilities.

### Directions

what 3 words ///blazing.reveal.intruded

### Information

1. **Outgoings:** The Tenant will be responsible for all electricity 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.
3. **Services:** Mains electricity connected.
4. **Photos & particular prepared:** December 2022
5. **Property Reference:** HJB02458

### Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)

