

Lettings



37 Hurst Cottages | East Street | Amberley | West Sussex | BN18 9NP

H.J. BURT
Chartered Surveyors : Estate Agents

37 Hurst Cottages | East Street | Amberley | West Sussex | BN18 9NP

Rental Guide: £1,075 - Per calendar month - Un-Furnished



- Two bedroom house. Council Tax Band 'C'. EPC 'D'. Deposit £1,240
- Private rear garden
- Picturesque village location
- Night storage heating
- Short walk to village primary school

Description

A well presented attached two bedroom house with private garden and Downland views. Located in the heart of the picturesque village of Amberley, a short walk from the highly regarded village primary school and close to super countryside walks.

Kitchen

Range of wall and base units, electric oven and hob, fridge, plumbing for washing machine, vinyl flooring

Living Room

Cream carpet, french door to garden with super views of hills.

Bathroom

White suite with bath with shower over, w.c and wash hand basin

Bedroom 1

Built in wardrobe, airing cupboard, super views.

Bedroom 2

Dual aspect, views over fields.

Outside

Decking area leading to lawned area

Entrance Porch

Understairs cupboard

Location

The parish of Amberley is set just at the foot of the South Downs, within the National Park. The Arun Valley and River sweep south through West Sussex to Arundel and has helped preserve the area's rural charm. There are a wide range of recreational activities in the area

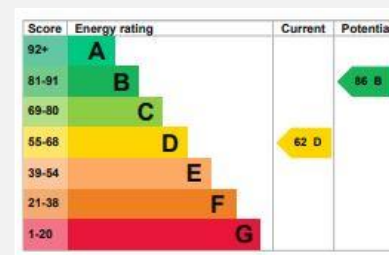
along with plenty of tourist attractions. In the village itself there is a railway station with direct trains to London Victoria in 1 hr 24 mins, well stocked village shop, primary school, village hall, parish church and a pub. There is a GP surgery in the neighbouring town of Storrington and a wide range of shops and amenities are available in nearby Chichester.

Information

- Outgoings:** The Tenant will be responsible for all electricity, 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. Tax Band C.
- Services:** Mains water & electricity are connected. Night storage heating.
- Photos & particular prepared:** (Miss Julie Langmaid MARLA)
- Property Reference:** HJB01434

Viewing

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



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.