

Lettings



Springwells Cottage | 9A High Street | Steyning | West Sussex | BN44 3GG

H.J. BURT
Chartered Surveyors : Estate Agents

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



- Detached Grade II listed cottage EPC: F: Exemption in place | Council Tax: D Deposit: £1,730.00
- Two double bedrooms
- Allocated parking space
- Pretty cottage garden
- Close to countryside walks

Description

A pretty detached Grade II listed two bedroom cottage with allocated parking space and lovely cottage garden, centrally located in the heart of Steyning and within moments from countryside walks. Well apportioned accommodation comprising lounge with beamed ceiling and feature fireplace, well fitted kitchen opening to breakfast room/conservatory, two double bedrooms and modern shower room.

Entrance Hall

Vinyl flooring, radiator.

Lounge 15' 11" x 13' 10" (4.848m x 4.223m)

Wood effect laminate, dual aspect timber-framed windows, exposed beams, open fireplace.

Kitchen 13' 3" x 9' 11" (4.044m x 3.026m)

Pretty cottage style with pale blue wall and base units, grey wood effect flooring, 2 x timber-framed windows, electric eye level double oven with electric hob.

Conservatory 10' 4" x 9' 2" (3.153m x 2.794m)

Tiled floor, French doors to garden, radiator.

Bedroom 2 14' 1" x 8' 10" (4.303m x 2.685m)

Exposed beams and vaulted ceiling, dual aspect windows, radiator.

Shower Room

Modern white suite, large shower cubicle, WC and basin into vanity unit, tiled floor, heated ladder towel rail.

Bedroom 1 12' 0" x 9' 8" (3.645m x 2.937m)

Measurements to front of wardrobes. French doors to balcony, patio to terrace, radiator, built in wardrobes, exposed beams and vaulted ceiling.

Location

The property is located at the South-Eastern end of the High Street and being close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups.

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:** revised March 2024 (Ref JL)
5. **Property Reference:** HJB02498

Viewing

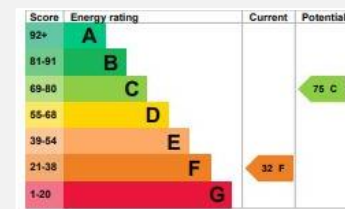
An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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