

Lettings



Stream Cottage, 17 | Sir Georges Place | Steyning | West Sussex | BN44 3LS

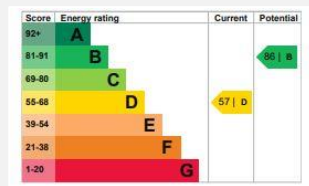
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,100 - Per calendar month



- Period End of Terrace Cottage EPC: D | Council Tax: C | Deposit: £1,269.00
- Idyllic Quiet Location
- Recently refurbished throughout
- Double bedroom and further study area
- Pretty Cottage Garden
- Recently fitted kitchen and bathroom



Description

A beautiful period cottage situated within a private and idyllic location yet within walking distance to the high street. Affording: Sitting room with feature fireplace, modern fitted kitchen, double bedroom, large study area, modern fitted bathroom. Very pretty patio garden. Rent to include gardening.

Kitchen 10'4x 6'5 (3.15m x 1.96m)

Recently fitted with integrated electric oven and hob, fridge, plumbing for washing machine, understairs storage, window overlooking garden

Lounge 9'7x9'4 (2.92m x 2.84m)

Characterful room with painted exposed beams, feature exposed brick wall, fireplace with wood burning stove, tiled floor

Bedroom 10'6x10'2 (3.20m x 3.10m)

Neutrally decorated, wooden floorboards, decorative fireplace, wardrobe, recessed spotlights

Study area 10'4 x 7'2

Large landing/study area, neutrally decorated, wooden floorboards

Bathroom

Modern fitted white suite comprising bath with shower over, low level WC and basin inset into vanity unit, double glazed window overlooking gardens

Outside

Pretty detached patio garden area. Brick built storage shed

Location

The cottage is well located for access to the centre of the high street and the old market town with its wide range of traditional local shops, trades and services. The town also boasts a leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria). The city of Brighton & Hove with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

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 C.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Particulars prepared:** February 2024
5. **Property Reference:** 48207

Viewing

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



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