



Lettings

2 New Row | Tanyard Lane | Steyning | West Sussex | BN44 3RN

H.J. BURT
Chartered Surveyors : Estate Agents

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



- Character terraced cottage
- EPC: D | Council Tax: D | Deposit: £1,730.00
- Three double bedrooms
- Central Steyning location
- Modern kitchen with appliances
- Modern bathroom and ground floor shower room
- Enclosed detached garden

Description

A spacious three bedroom, two bathroom terraced cottage with pretty detached garden and situated in a central location moments from the High Street. Available either furnished or unfurnished. One pet considered.

Entrance Hall

Tiled floor, opening to lounge

Lounge 19' 4" x 13' 7" (5.89m x 4.14m)

Fireplace with wood burning stove, beamed wall, wood effect flooring, two double glazed windows

Kitchen 14' 3" x 8' 2" (4.34m x 2.49m)

Fitted with a range of modern white base units with marble effect worktops, integrated gas hob & electric oven, integrated machine & dishwasher, fridge freezer, part tiled walls, laminate floor, recessed spotlights, under stairs storage cupboard

Shower Room

Modern white suite comprising large shower cubicle, basin and saniflow toilet, tiled floor, recessed spot lights

Bedroom One 13' 0" x 8' 7" (3.96m x 2.61m)

Two built in wardrobes, wood effect laminate flooring, double glazed window, exposed beams

Bedroom Two 13' 1" x 9' 1" (3.98m x 2.77m)

Double glazed window, radiator, wood effect laminate flooring, recessed spots

Bedroom Three 9' 7" x 8' 2" (2.92m x 2.49m)

Wood effect laminate flooring, double glazed window, radiator

Bathroom

Modern suite comprising bath with shower attachment over, basin inset into vanity unit, WC, heated towel rail, tiled floor and part tiled walls, double glazed window

Location

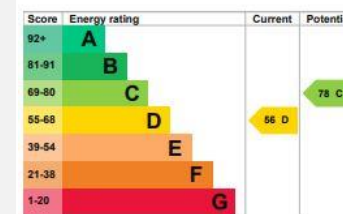
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Information

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 .
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** April 2024 (ref JL)
5. **Property Reference:** HJB02797

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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