



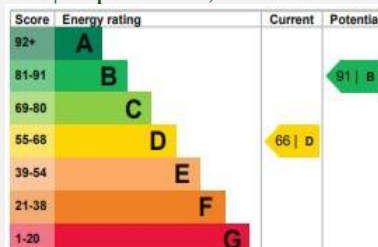
Lettings

25 | Charlton Street | Steyning | West Sussex | BN44 3LE

H.J. BURT  
Chartered Surveyors : Estate Agents

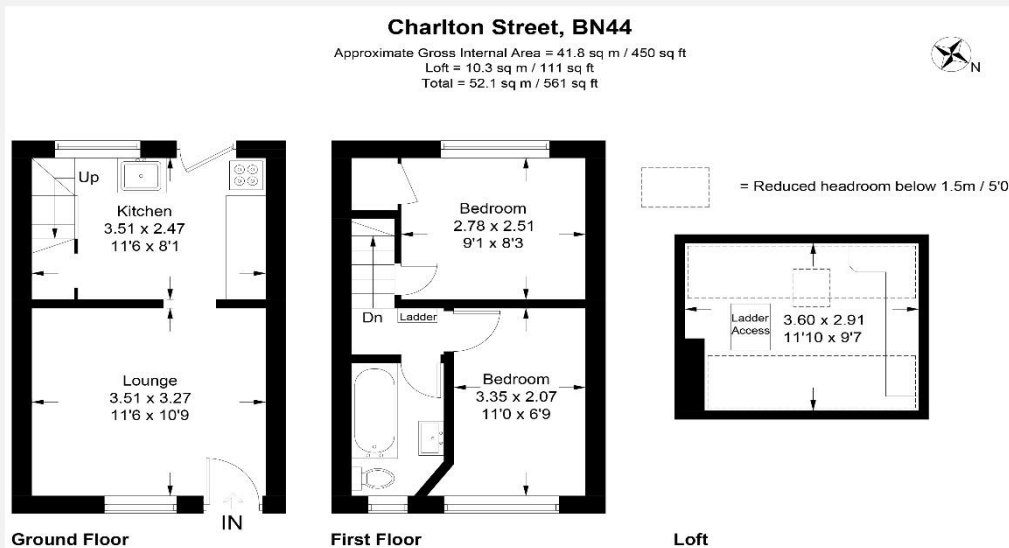


- Pretty mid terrace cottage EPC: D | Council Tax: C | Deposit: £1,442.00
- Two bedrooms & useful loft room
- Cottage garden backing on to Cricket field
- Newly decorated and carpeted
- Gas central heating, double glazing
- Close to High St & countryside walks



### Description

A pretty two bedroom mid terrace cottage with the additional benefit of a useful loft room. South facing rear garden backing on to the cricket field. With very well presented accommodation having been redecorated throughout and new carpets being fitted. Lounge with tiled floor and leading to well fitted kitchen, two first floor bedrooms and modern white bathroom with shower over bath, loft room accessed via wooden ladder. Pretty front and rear gardens.



### Location

Charlton Street runs parallel to the High Street and consists mainly of older terraced cottages. It is a desirable location backing onto the cricket field and only seconds away from the High Street and therefore within convenient walking distance of the bustling town centre. It is also located adjacent to the Running club, Tennis club and Bowls green. Steyning boasts, among other things, a leisure centre with a swimming pool, medical center, library, museum and churches of most denominations. Shoreham-by-Sea approximately just over five miles to the South-East has a main line railway station with services along the South Coast to Gatwick and London Victoria and also has a small airport and harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

What3words:///motels.impaled.timed

### 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. Council Tax Band 'C'.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB02368

### 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)

