

A two-story stone house with a white door and windows, surrounded by a garden and trees. The house features a gabled roof with a chimney on the left side. The front facade is made of light-colored stone blocks. There are four windows: two on the ground floor and two on the upper floor. A white door with a small window is centered on the ground floor. A set of stone steps leads up to the door. The garden is well-maintained with various plants and a brick-paved area. A wicker fence is visible on the left side. The sky is blue with some clouds.

Lettings

Lower Lodge | Brighton Road | Lower Beeding | West Sussex | RH13 6PP

**H.J. BURT**  
Chartered Surveyors : Estate Agents

## Rental Guide: £1,850 - Per calendar month - Un-Furnished

- Detached Three bedroom lodge
- EPC: TBC | Council Tax: F | Deposit: £2,134.00
- Rent includes access to Leonardslee Gardens
- Well fitted kitchen with appliances
- Two reception rooms
- Large gardens, parking and garage
- Oil fired central heating

### Description

Access to Leonardslee Gardens included in the rent! A unique opportunity to rent a detached three bedroom lodge with large gardens, garage and parking and situated on the beautiful Leonardslee Estate. With spacious newly decorated accommodation of much character to include well fitted kitchen with appliances, lounge with wood burning stove, dining room with decorative fireplace, ground floor WC, two double bedrooms and one single, modern family bathroom. Set in beautiful gardens and approached by electric gates. Conveniently located offering excellent access to Horsham and to the A23.

#### Entrance Hall

Grey wood effect flooring

#### w.c.

w.c , wash hand basin, heated towel rail, radiator

**Living Room** 12' 6" x 11' 10" (3.812m x 3.618m)

Dual aspect, wood burning stove, cream carpet, radiator, recessed spotlights

**Dining Room** 11' 11" x 9' 7" (3.641m x 2.927m)

Curbed bay window, decorative fireplace, radiator

**Kitchen** 12' 2" x 10' 3" (3.699m x 3.131m)

Dual aspect, fitted with a good range of wall and base units, integrated fridge freezer, washing machine, dishwasher, electric oven and hob, microwave, radiator, grey wood effect flooring

#### First Floor

**Bedroom 1** 11' 11" x 11' 5" (3.633m x 3.488m)

Two built in wardrobe, window overlooking garden, cream carpet, recessed spotlights, radiator

**Bedroom 2** 10' 2" x 9' 7" (3.090m x 2.914m) to front of wardrobes  
Built in wardrobes, decorative fireplace, window overlooking garden

**Bedroom 3** 12' 5" x 5' 10" (3.794m x 1.776m)

Dual aspect, cream carpet, radiator.

#### Bathroom

Modern white suite comprising bath, separate shower cubicle, w.c, wash hand basin, heated ladder towel rail, tiled floor, window

### Location

What3words:///stooping.inspected.slang

### 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:** (Ref JL MARLA)
5. **Property Reference:** HJB02672

### Viewing

An internal inspection is strictly by appointment with:

#### H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



**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.





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