

Lettings



Euston Flat | High Street | Henfield | West Sussex | BN5 9DD

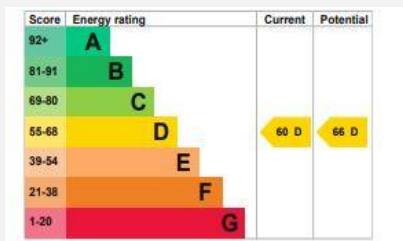
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £925 - Per calendar month - Un-Furnished



- EPC: D | Council Tax: B | Deposit: £1,067
- Two bedroom flat
- First floor
- Central High Street location
- Own street entrance
- Gas central heating
- Newly decorated throughout



Description

A newly decorated two bedroom flat occupying the first floor of this period building and centrally located in Henfield High Street. The flat benefits from its own street entrance. Affording living room opening to kitchen, side hall with doors to double bedroom & bathroom. Single bedroom/study. Gas central heating.

Living Room 13'10 x 13'7

radiator, TV point, window overlooking side of property, archway opening to:

Kitchen 11'5 x 6'11

range of modern white walls and base units with wood effect worktop, 1½ bowl stainless steel sink, integrated electric oven, gas hob with extractor over, skylight, washing machine, fridge inset ceiling spotlights.

Bedroom 13'11 x 8'1

window to rear of the property, radiator, door to

Bedroom/ Study 13'2x5'0

window to front of property, radiator.

Bathroom

White suite comprising bath with electric shower over. WC and pedestal wash hand basin, part tiled walls, radiator.

Location

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Henfield offers a wide variety of shops and trades and the village includes a health centre and a sports and leisure complex together with libraries, schools and churches of most denominations. To the East of Henfield lies the common and there are many varied countryside walks conveniently accessible.

Hassocks is approximately 7 miles to the East, which has a mainline railway station with services to London Victoria and Gatwick. The coastal City of Brighton is approximately 9 miles (seafront) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including the M23/25 and national motorway network.

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 B.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** September 2023 (Ref JL)
5. **Property Reference:** 177

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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