



Pinkhurst Lane, Slinfold

Brand New 3/4 Bedroom Detached House With Car Barn

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- ▶ **Brand new 3/4 bedroom detached family house**
- ▶ **Wood burning stove and high specification kitchen**
- ▶ **Downstairs bedroom/study and downstairs shower room**
- ▶ **Situated in quiet rural lane in village location**
- ▶ **Beautiful open plan living accommodation**
- ▶ **Master bedroom with en suite**
- ▶ **Detached double car barn with power and lighting**
- ▶ **Large low maintenance gardens**

Accommodation briefly comprises beautiful oak door, under floor heating throughout the downstairs, an extremely bright and sizeable kitchen/breakfast area with wood flooring, under stairs storage cupboard, a beautiful and high specification kitchen complete with integrated fridge/freezer, double oven, ceramic hob, rising extractor fan and dishwasher and a selection of high and low level units and breakfast bar. Open plan to the kitchen is the spacious living/dining area complete with feature wood burning stove and double doors opening onto the gardens. Accommodation continues with a beautifully presented utility room complete with integrated washing machine and tumble dryer, a contemporary and stylish downstairs shower room complete with double-length walk-in shower, and an extremely well-proportioned bedroom 4/study/playroom.

Upstairs accommodation continues with a well-appointed master bedroom with beautifully designed en suite shower room complete with wc, basin, heated towel rail and large shower cubicle. There are two further spacious double bedrooms, both with carpets to floors and a bright family bath/shower room complete with bath and shower overhead, wc, basin and heated towel rail.

Outside, the sizeable gardens will be laid mostly to lawn (lawn seed to be sewn) with a few areas of gravel and some laid with shingles. There is a double detached car barn/garage complete with power, lighting and water and driveway parking for up to four vehicles. The property is heated through an air source heat pump, has double glazing throughout and is only available on an 'unfurnished' basis.





Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call **01403 282500** View details online at **henryadams.co.uk**

Residential / Commercial / Rural / Development / Auctions

Location

Situated in a quiet rural lane on the outskirts of Slinfold village, this property has been newly constructed and offers a wealth of flexible living accommodation. It has the benefit of being on the Downs Link, within walking distance to Christs Hospital for access to the schools and for excellent countryside walks.

Costs Before Tenancy Commencement for Tenants

Administration/Referencing fee: £300.00 (for up to 2 adults)

Guarantor Referencing fee (if required): £100.00

6 week deposit: £2908.00

First months' rent in advance: £2100.00

Check in/inventory contribution fee: £378.00

These costs are based on the rent for this property being £2100pcm.

