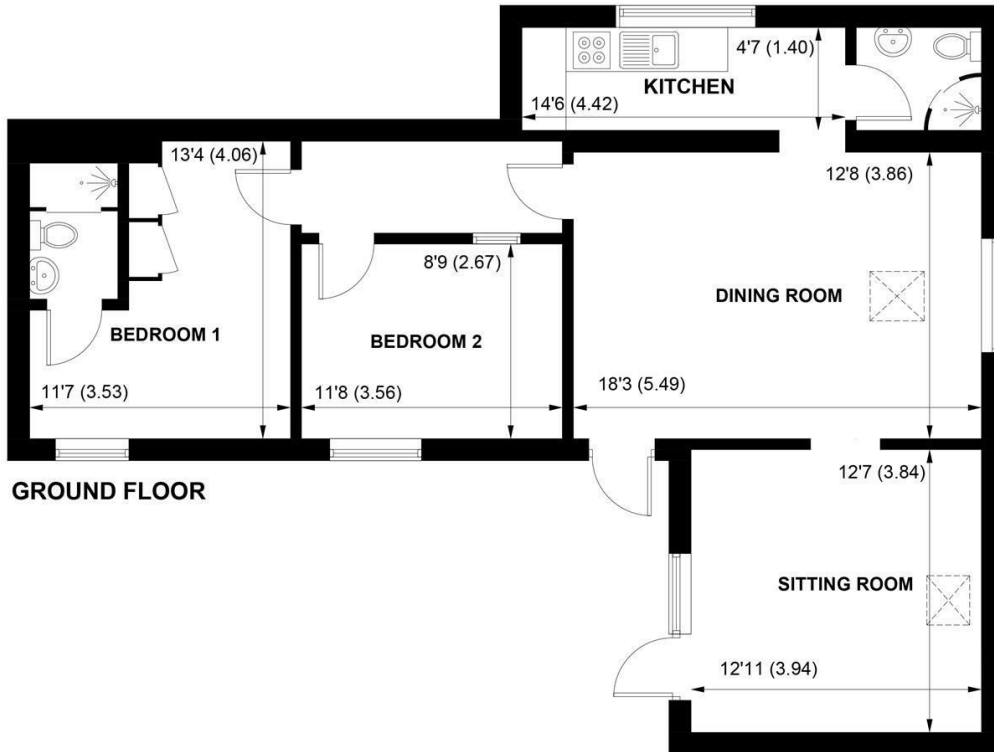




SW

Sims Williams

THE COTTAGE, WAREHEAD STUD THICKET LANE, HALNAKER, WEST SUSSEX, PO18 0QS



APPROXIMATE GROSS INTERNAL AREA = 842 SQ FT / 78.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
 Produced for Sims Williams

£1,250 PCM

THE COTTAGE, WAREHEAD STUD, THICKET LANE, HALNAKER,

- Two Bedroom Converted Stables
- Dining Room with High Ceilings
- Snug Sitting Room
- Galley Style Kitchen
- Shower Room/Cloakroom
- En Suite to Master Bedroom
- Shared Courtyard Garden
- Secure Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = Exempt

This stunning property is located in the village of Halnaker, just outside of Chichester. Situated within the grounds of an equestrian property with secure parking.

The property comprises of dining room and sitting room, both with vaulted ceilings, a galley style kitchen, two shower rooms and two bedrooms.

When entering the property through the stable door you are welcomed in to the dining room with wooden floors and vaulted ceilings featuring original beams. Access to the sitting room, kitchen and hallway can be found from here.

The snug style sitting room also features vaulted ceilings, and with dual aspect allowing plenty of light in to the room.

The kitchen is a galley style kitchen with electric cooker with double oven. There is an under counter fridge which remains in the property on a goodwill basis and space and plumbing for washing machine and slimline dishwasher. To the rear of the kitchen is the cloakroom/shower room comprising of a white basin & W.C. and shower cubicle.

The hallway has access to both bedrooms. There is access to the loft from the hallway.

The master bedroom is a double room and benefits from a built in wardrobe and separate airing cupboard. The En Suite shower room comprises of a shower cubicle and white basin & W.C. along with a heated towel rail.

The second bedroom is a good sized double room.

Outside is a shared communal courtyard with the opposite property which is used for Air BnB. The property benefits from being gated and offers secure parking for two cars.

In addition to the rent £400 per calendar month is payable to the landlord towards utilities which include council tax, electricity, gas and water. If used in excess the Landlord may request a larger amount.

One indoor cat may be considered but due to the road it would not be suitable for outdoor cats. The main house has a dog so dogs are not accepted.

The property is located on the A285 heading east just past Thicket Lane and the National South Downs signage is Warehead Stud which is gated, the Cottage is located within.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

