

Lettings



Kent Cottage,
The Street, Fulking, West Sussex.

H.J. BURT
Chartered Surveyors : Estate Agents

Kent Cottage,

The Street, Fulking, West Sussex. BN5 9LU

Rental Guide: £2,150 Per calendar month (inc. some gardening services)

To let on an Assured Shorthold Tenancy (unfurnished)

- **Absolutely Charming Grade II Listed Detached House**
- **Three bedrooms plus occasional bedroom/study**
- **Very Pretty South Facing Garden**
- **Beautifully Presented Accommodation**
- **Displaying a Wealth of Period Features**
- **Prominent Situation In Heart of Much Sought After Downland Village**

Description

An absolutely charming detached Grade II Listed cottage, beautifully presented and providing accommodation of great charm & character and retaining many period features. Prominently situated in the heart of the much sought after Downland village of Fulking area and with views of the South Downs National Park. Features including inglenook fireplace, latched internal doors, wooden flooring and underfloor heating system to the Kitchen and Conservatory.

Briefly the accommodation includes: Entrance hall, cloakroom, living room with exposed timbers and beams and lovely inglenook fireplace with log burner, inner hall, bespoke modern fitted kitchen/breakfast room linking to conservatory, play room/utility and boot room. Principal ensuite bedroom with modern shower/dressing room, family bathroom, bedroom 3, second floor large double bedroom leading through to occasional bedroom/study. Delightful landscaped South facing cottage garden with garden store and shed.

Outside

The pretty, enclosed rear garden partly surrounds the property with a terrace area, perfect for al fresco dining, raised area of lawn with decking, brick built garden store, and a variety of mature shrubs and Japanese maple trees.



Location

Lying at the centre of the popular Downland village of Fulking the cottage lies within a Conservation Area and within the South Downs National Park. The popular Shepherd & Dog village Inn is readily accessible from the property. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6 miles) and access to the A23/M23 is approx. 4 miles away.

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 'E'.
3. **Services:** Mains water & electricity are connected. Underfloor heating and oil fired central heating.
4. Photos & particulars revised September 2020.

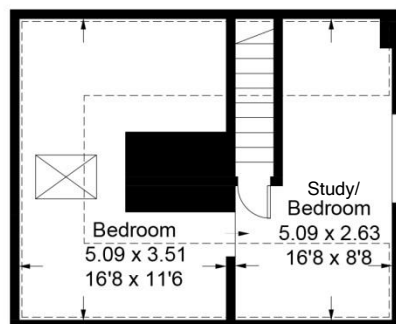
Viewing

Strictly by appointment with H.J. Burt's **Lettings Department: 01903 879488.**

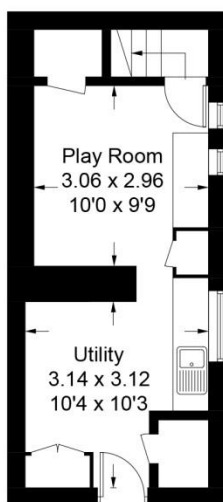


Kent Cottage, The Street, Fulking, Henfield

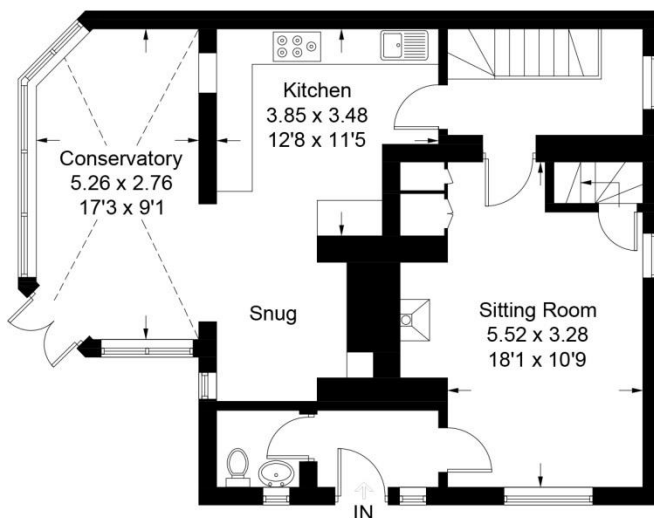
Approximate Gross Internal Area = 174 sq m / 1874 sq ft
(Excluding Eaves)



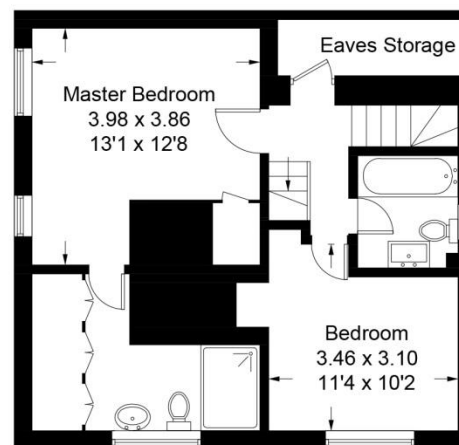
Second Floor



Lower Ground Floor



Ground Floor



First Floor



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID359187)

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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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