

Lettings



4 | Wilton Close | Partridge Green | West Sussex | RH13 8RX

H.J. BURT
Chartered Surveyors : Estate Agents



- Spacious one bedroom first floor flat - EPC: C | Council Tax: A
- Deposit: £836
- Central village location
- Neutral decor
- Modern Fitted kitchen
- Large lounge
- Double bedroom
- Shower room
- Electric heating

Description

A well presented first floor one bedroom flat centrally located above a small parade of shops on the High Street. The spacious accommodation comprises of large living/dining room and modern kitchen, shower room, double bedroom. Electric heating. Regret no pets.

Hall

with cupboard with lagged copper hot water cylinder with electric immersion heater.

Kitchen 9' x 10'7 (2.74m x 3.23m)

Modern range of wall and base units with integrated electric oven and hob, extractor over, plumbing for washing machine, vinyl flooring, double glazed window

Lounge 13'6 x 18'2 (4.11m x 5.54m)

Storage heater, through to

Bedroom 7'8 x 12'11 (2.34m x 3.94m)

Dimplex storage heater, neutral décor.

Shower Room

with wall mounted wash hand basin, shower cubicle with shower unit W.C., wall heater.

Location

Wilton Close lies at the centre of the small village of Partridge Green which offers local shops, with a more extensive range of facilities being available in the old market town of Steyning within approximately 5 ½ miles and also at the village of Henfield within approximately 3

miles. Access to the A24 North of Partridge Green is convenient (about 2 ½ miles) with the road providing dual carriageway connections to Horsham (approximately 9 miles) which offers an extensive range of facilities as well as a main line railway station. The A24 then connects to other major routes including Crawley and Gatwick Airport (approximately 17 miles) and thence to the M23 and national motorway network. The coastal town of Worthing is also accessible via the A24 (Southbound).

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, 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 A.
3. **Services:** Mains water & electricity are connected. Electric heating.
4. **Photos & particular prepared:** June 2018 & May 2024 (Ref JL MARLA)
5. **Property Reference:** 80

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		