

Lettings



Stable Cottage, Belmoredean | Maplehurst Road | West Grinstead | West Sussex | RH13
6RN

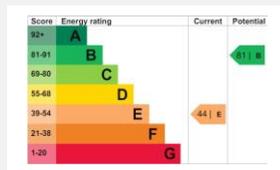
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,600 - Per calendar month - Un-Furnished

- Pretty semi detached cottage EPC: E | Council Tax: E | Deposit: £1,846
- Good rural location
- Spacious well presented accommodation
- Good size rear garden
- Three bedrooms
- Modern fitted kitchen



Description

A pretty three bedroom semi-detached period cottage situated in a good rural location, yet offering excellent access to major routes. Spacious and very well presented accommodation & garden. Entrance hall, sitting room with fireplace, modern fitted kitchen, utility room, modern bathroom, three bedrooms. Pretty Gardens and parking.

Kitchen 9' 0" x 9' 6" (2.74m x 2.89m) contemporary wood effect kitchen with cupboards and worktops, built-in halogen hob with extractor over, built-in electric oven and Neff built-in microwave, integral dishwasher, breakfast bar, vinyl flooring.

Lounge 13' 7" x 12' 0" (4.14m x 3.65m) beige carpet, radiator, TV point, open fireplace with wood mantle over, dual aspect windows.

Utility Room radiator, upright fridge/freezer, space for washing machine and tumble dryer, door to rear garden.

Bathroom 9' 4" x 8' 9" (2.84m x 2.66m) Modern white suite comprising bath with shower over, wash hand basin, low level w.c. laundry cupboard, ornate towel rail, radiator.

Bedroom 1 12' 3" x 9' 5" (3.73m x 2.87m) into alcove, views over front of the property, attractive Victorian fireplace, beige carpet and radiator.

Bedroom 2 13' 5" x 8' 10" (4.09m x 2.69m) dual aspect sash windows overlooking rear garden and fields, carpet and radiator.

Bedroom 3 9' 5" x 9' 1" (2.87m x 2.77m) sash window overlooking rear garden and fields, built-in wardrobes and shelving. Ornate fireplace, picture rail, radiator and carpet.

Entrance Hall

solid wood front door, BT Point, radiator, original wood strip flooring and stairs to first floor.

Location

Whilst occupying a quiet and rural location, the position is nonetheless convenient for connections for major routes and centres with the small village of Cowfold being approximately 2½ miles to the South-East and the large old market town of Horsham with its extensive range of shops trades and services as well as a mainline railway station to London Victoria, being within 4½ miles, with out of town superstore shopping at Broadbridge Heath (together with sports centre) also being readily accessible. The A24 at Buck Barn crossroads to the South-West is approximately 2 miles from the property and provides principally dual carriage way connections to Worthing in the South and Dorking in the North, as well as the M25. The A23 can be joined at Handcross to the North-East (approximately 6 miles) and this in turn provides dual carriageway connections to the South to Brighton and to the North joins the M23 leading to Gatwick (approximately 16 ½ miles) and beyond to London and the national network to the North.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, oil, 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. Private drainage. Oil fired central heating.
4. **Photos & particulars prepared:** (Ref JL MARLA)
5. **Property Reference:** 670

Viewing

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



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