

Lettings



Ashurst | West Sussex | BN44 3AX

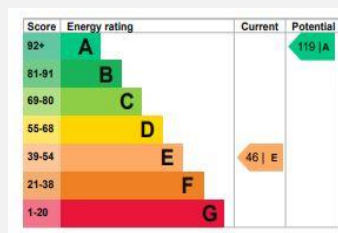
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,100 - Per calendar month - Un-Furnished



- Charming converted farm building
- EPC: E | Council Tax: A | Deposit: £1,269.00
- Two double bedrooms
- Modern open plan kitchen
- Lounge with french doors to patio
- Sought after rural Ashurst
- Rent includes water and drainage charges



Description

A charming two bedroom converted farm building on a beautiful small farm set in middle of lovely Sussex countryside. Affording well presented bright & airy accommodation combining modern & period features. open plan lounge/kitchen, inner hall, two double bedrooms, recently fitted shower room, open plan patio garden area with attractive outlook. Water and drainage charges included in the rent.

Hall

with wall mounted electric heater, wood effect laminate flooring

Lounge 18' 0" x 11' 6" (5.49m x 3.51m)

very attractive room with vaulted ceiling, exposed timbers, wood effect laminate flooring, TV point. French Doors to Patio and views over neighbouring pond and gardens.

Kitchen

Open plan to lounge. modern range of beech effect wall and base units, stainless steel sink with mixer tap and drainer, electric cooker, wall mounted electric heater, plumbing for washing machine.

Bedroom One 11' 3" x 12' 7" (3.43m x 3.84m)

wall mounted electric heater, cupboard housing meters.

Bedroom Two 9' 6" x 8' 2" (2.90m x 2.49m)

wall mounted electric heater, fitted carpet.

Shower Room

modern white suite comprising pedestal hand wash basin, w.c, shower cubicle, heated towel rail, airing cupboard.

Outside

Open plan paved patio area overlooking pond.

Location

Situated in an enviable and unspoilt rural location to the West of the small village of Ashurst and approximately 5 miles to the North-West of the old market town of Steyning. Steyning offers a very good range of local shops and facilities centred around the traditional High Street. The surrounding area to the farm is rural and yet extremely convenient for all main routes. The A24 is about 2½ miles distant giving convenient access to Horsham (approximately 10 miles) for the mainline train into Victoria, the coast at Worthing (approximately 12 miles) and London (approximately 47 miles). Gatwick airport is approximately 26 miles distant and provides a regular train service to Victoria with the M23 connecting to the M25 and national motorway network to the North.

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 2024
5. **Property Reference:** 647

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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