

Lettings



Eastlands House | Warninglid Lane | Plummers Plain nr. Horsham | West Sussex | RH13 6NY

H.J. BURT
Chartered Surveyors : Estate Agents

Rental Guide: £3,500 - Per calendar month - Un-Furnished

- Substantial & very well appointed country house
- EPC: E |Council Tax: H |Deposit: £4,038.00
- Superb rural views
- Five bedrooms
- Three reception rooms
- Detached double garage
- Oil fired central heating & double glazing

Description

A substantial & very well appointed country house with superb rural views, large garden, detached double garage set in the grounds of a rural estate and offering excellent access to the A23 and main routes. Affording reception hall, cloakroom, drawing room, dining room, modern bespoke fitted kitchen/breakfast room, utility/boot room; principal ensuite bedroom, 4 further bedrooms, family bathroom, shower room. Oil fired central heating and double glazing. Large garden, double garage.

Entrance Hall Tiled floor. Decorative coving and ceiling rose.

Lounge 18' 4" x 13' 11" (5.580m x 4.246m) dual aspect with fabulous views from bay window, picture rail, wood burning stove, radiator, neutral decor

Dining Room 18' 4" x 14' 1" (5.590m x 4.299m) double glazed window, picture rail, ceiling rose, radiator.

Kitchen 16' 10" x 24' 2" (5.129m x 7.378m) Fitted with a range of cream wall and base units with central island unit, integrated double electric oven & hob, microwave, tiled floor, double glazed window, integrated dishwasher, tiled floor.

Utility Room 7' 7" x 9' 6" (2.321m x 2.888m) built in base units, point for tumble drier and washing machine, tiled floor. Inner Hall with tiled floor.

Boot Room double glazed window, tiled floor.

Bedroom One 15' 0" x 14' 6" (4.584m x 4.417m) to front of wardrobes dual aspect, built in wardrobes, neutral carpet, picture rail, fabulous view across field, dressing area with built in wardrobes.

Ensuite Bathroom Suite comprising bath, corner shower, w.c. and basin, wood effect flooring, heated towel rail.

Bedroom Two 8' 9" x 10' 1" (2.658m x 3.083m) double glazed window, view over pond, radiator.

Bathroom modern white suite, bath with shower over, w.c. and wash hand basin into vanity unit.

Bedroom Three 12' 1" x 12' 11" (3.681m x 3.946m) double glazed window, picture rail, built in wardrobes.

Bedroom Four 13' 9" x 11' 11" (4.192m x 3.637m) double glazed window, picture rail.

Shower Room large corner shower, basin with vanity unit, w.c., wood effect floor, obscured double glazed window, heated towel rail.

Bedroom Five 14' 2" x 14' 4" (4.315m x 4.363m) bay window with fabulous view, picture rail, radiator.

Garage double garage with power and light.. *N.B. - Apartment over garage is excluded from the rental*

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 H.
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB00165

Directions What3words/// huddling.requiring.intelligible



Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		





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