

# Lettings



New House | Tanyard Lane | Steyning | West Sussex | BN44 3RN

**H.J. BURT**  
Chartered Surveyors : Estate Agents



## Rental Guide: £1,750 - Per calendar month

- Three bedroom family house EPC: E | Council Tax: D | Deposit: £2,019.00
- Central Steyning location
- Double garage
- Private garden
- Modern kitchen & Bathroom
- Modern neutral decor

### Description

A well presented three bedroom family house in a sought after central location and with the rare benefit of a double garage and parking. Affording entrance hall, cloakroom, living room with patio doors to garden, well fitted modern kitchen, master bedroom with ensuite bathroom, two further bedrooms, bathroom. Attractive enclosed garden, double garage.

#### Entrance Hall

#### Cloakroom

Modern white low level WC and wash hand basin

#### Kitchen 12' 8" x 9' 0" (3.86m x 2.74m)

modern range of cream fitted wall and base units ,tiled floor, integrated fridge/freezer, integrated electric oven and stainless steel microwave above, halogen hob with extractor over, integrated washing machine, integrated dishwasher, , stainless steel single bowl sink with mixer tap, glazed door to garden , breakfast bar

#### Living Room 11' 3" x 20' 11" (3.43m x 6.37m)

L-Shaped room with marble fireplace and gas fire, bay window, radiators, hatch to kitchen, patio doors to garden.

#### Bedroom One 14' 4" x 9' 4" (4.37m x 2.84m)

neutral decor, built in double wardrobe, radiator, door to

#### En-suite

white suite comprising shower cubicle, low level WC and basin

Bedroom Two 9' 4" x 8' 8" (2.84m x 2.64m)  
with double wardrobe, radiator, neutral decor.

Bedroom Three 9' 4" x 8' 7" (2.84m x 2.61m)  
double wardrobe, radiator,

### Location

W3WORDS???

### Information

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- 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 D.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** (Miss Julie Langmaid MARLA)
- Property Reference:** 692

### Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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