

Lettings



11 | John Street | Shoreham-By-Sea | West Sussex | BN43 5DL

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

11 | John Street | Shoreham-By-Sea | West Sussex | BN43 5DL

Rental Guide: £1,950 - Per calendar month - Un-Furnished



- Well presented town centre cottage
- EPC: D | Council Tax: D | Deposit: £2,250.00
- Two double bedrooms
- Single garage and parking space
- Private rear garden
- Modern bathroom with shower and bath
- Gas central heating

### Description

A very well presented and spacious mid terrace Town centre cottage with GARAGE & PARKING SPACE and private rear garden, centrally located within moments of the High Street and a short distance to the mainline train station. The neutrally decorated accommodation comprises; entrance hall, dual aspect lounge/diner with decorative fireplace, galley kitchen, downstairs WC, two double bedrooms and modern bathroom with bath and shower cubicle. Pretty rear garden with door leading to garage and on to the allocated parking space.

#### Entrance Hall

Laminate flooring, radiator

#### Lounge/Diner

Dual aspect, neutrally decorated, decorative fireplace, understairs cupboard

#### Kitchen

Fitted with a range of sage green wall and base units with wood effect worktops, laminate flooring, electric oven, dishwasher, washer dryer, fridge and freezer

#### WC

#### Rear lobby

door leading to garden

#### Bedroom One

Two double glazed windows, radiator, neutral decor

#### Bedroom Two

Double glazed window overlooking garden



### Bathroom

Modern white suite comprising bath and separate shower cubicle, low level WC and basin, fully tiled walls, vinyl flooring, radiator

### Outside

Enclosed rear garden with patio and lawned area, door leading to single GARAGE with up and over door, PARKING SPACE to front

### Location

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### Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, 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 D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (July 2024 (Ref JL))
5. **Property Reference:** HJB02900



## Viewing

An internal inspection is strictly by appointment with:

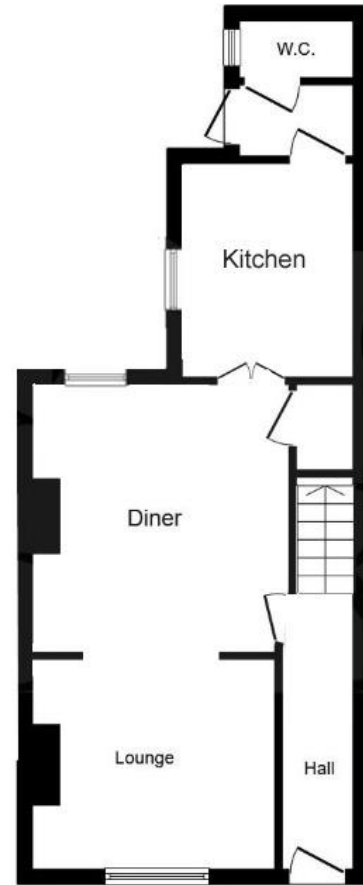
### H.J. BURT Lettings Department

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto: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.



**Ground Floor**



**First Floor**

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

1.3 sq.m. (853 sq.ft.) approx

For information purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). H.J. Burt