

Lettings



Butchers Farmhouse | Water Lane | Wiston, Nr. Steyning | West Sussex | BN44 3DW

H.J. BURT
Chartered Surveyors : Estate Agents



Rental Guide: £3,750 - Per calendar month -

- Detached period cottage offering characterful accommodation
- EPC: E | Council Tax: G | Deposit: £4,326.00
- Four bedrooms
- Beautiful lawned gardens
- Outbuilding & parking
- Accessible rural village location
- Currently undergoing redecoration & recarpeting

Description

A charming four bedroom period cottage situated on the outskirts of Wiston offering good access to neighbouring Steyning, with well presented and characterful accommodation including inglenook fireplace and exposed beams and set in a beautiful lawned garden. driveway providing off road parking for a number of cars. Outbuilding providing a fabulous outdoor entertaining space.

Entrance / Boot Room

Front door leading through to boot room.

Kitchen

Fitted kitchen with a window view to the front garden of the property.

Living Room

inglenook fireplace.

Dining Room / Family Room

Leading from the kitchen with exposed beams

Bedroom One

With exposed ceiling

Bedroom Two

fitted wardrobes

Bedroom Three

Double bedroom

Bedroom Four / Study

Located on the ground floor

Location

what 3 words///broads.tacky.champions

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 G.
3. **Services:** Mains water & electricity are connected. Oil fired central heating, private drainage.
4. **Photos & particular prepared:** (July 2024)
5. **Property Reference:** HJB02909

Viewing

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

