

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

H.J. BURT Chartered Surveyors : Estate Agents

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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

Located on the ground

Location

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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

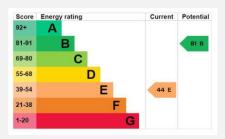
Viewing

An internal inspection is strictly by appointment with: H.J. BURT Lettings Department

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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.

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