



Lettings

1 Warren Cottages | Bashurst Hill | Itchingfield, nr. Horsham | West Sussex | RH13 0PB

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,300 - Per calendar month - Un-Furnished

- Semi detached cottage with super rural views
- EPC: 'E' | Council Tax: 'D' | Deposit: £1,500.00
- Two double bedrooms, two reception rooms
- Newly decorated throughout
- Gardens to three sides, parking
- Fabulous rural yet accessible location

Description

A semi-detached two bedroom two reception room cottage with gardens to three sides, parking and superb countryside views. The cottage has been newly decorated throughout and with mostly newly fitted carpeting. Set in a beautiful rural yet accessible location and offering excellent access to main routes and countryside walks. Regret no dogs allowed.

Location

Occupying an attractive rural location yet providing excellent access to the A264 and A24 and a short drive to Itchingfield village with its Parish Church and popular farm shop at Westons Farm. The nearby old market town of Horsham offers an extensive range of recreational, shops and other facilities including mainline train station to London Victoria (approximately 55 minutes) and with out of town superstore shopping nearby at Broadbridge Heath. There is also a main line station at Christ's Hospital.

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 'D'.
3. **Services:** Mains water & electricity are connected. Electric heating.
4. **Photos & particular prepared:** September 2024
5. **Property Reference:** HJB02877



Directions

What 3 words:///flooding.sonic.servants

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.



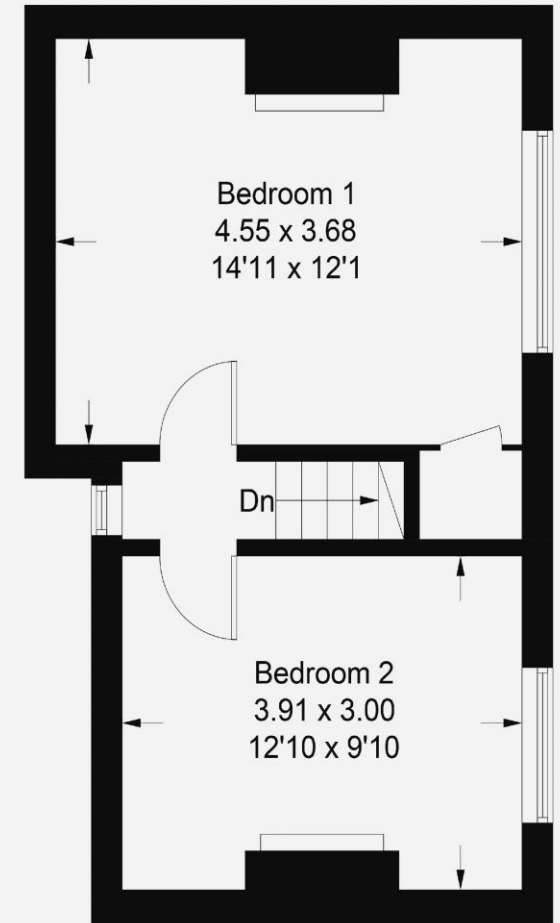


Bashurst Hill, RH13

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1127938)