



Lettings

Dingley Dell | London Road | Washington | West Sussex | RH20 4AJ

H.J. BURT
Chartered Surveyors : Estate Agents

- Detached five bedroom house.
- EPC: C | Council Tax: G | Deposit: £3,230.00
- Set in beautiful gardens
- Detached studio/home office
- Parking for a number of cars
- Air source heat pump & solar panels

Description

A substantial detached five bedroom house offering adaptable and energy efficient accommodation with detached home office/ studio, set in beautiful gardens and offering excellent access to main routes. Large farmhouse style kitchen/breakfast room, lounge with woodburning stove and French doors leading to conservatory, study, Bedroom five and shower room to the ground floor, Master bedroom with en-suite shower room and three further double bedrooms, family bathroom. Detached studio/home office. Set in well maintained gardens and with parking to the front for a number of cars. Heated by air source heat pump and solar panels with Tesla battery to provide electricity.

Kitchen/Breakfast Room 24' 5" x 12' 10" (7.432m x 3.919m)

Farmhouse style with a range of wooden wall & base units & central island, LPG gas hob and electric oven, plumbing for dishwasher, wooden floor

Utility room

Plumbing for washing machine, tiled floor, window and door leading to garden

Entrance Hall

impressive entrance hall with wooden staircase leading to first floor, wooden floor, radiator

Lounge 24' 10" x 12' 11" (7.570m x 3.932m)

wood floor, window overlooking garden, woodburning stove, French doors leading to conservatory

Conservatory

tiled floor, French doors leading to garden, radiator

Study 7' 5" x 6' 11" (2.262m x 2.105m)

Bedroom Five 13' 8" x 9' 10" (4.162m x 2.993m)

wood floor, radiator, dual aspect



Shower Room

with large fully tiled shower cubicle, WC and basin, feature stained glass windows

Bedroom One 13' 8" x 10' 0" (4.167m x 3.052m)

Dual aspect, wooden floor, double glazed windows, radiator

En-suite Shower room

White suite comprising corner shower cubicle, WC and basin, tiled floor

Bedroom Two 13' 11" x 10' 6" (4.252m x 3.202m)

wooden floor, double glazed window, radiator

Bedroom Three 14' 2" x 11' 7" (4.310m x 3.529m)

Double glazed window, wood floor radiator, decorative fireplace

Bedroom Four 14' 11" x 10' 10" (4.546m x 3.304m)

Two double glazed windows overlooking garden, wooden floor, vanity unit.

Family Bathroom

Freestanding bath with shower attachment over, low level WC, basin, velux window, wooden floor

Detached Studio/home office

tiled floor, mezzanine storage. power and light

Outside

Pretty mature gardens to two sides including orchard area and pond, large shed, parking for a number of cars



Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, LPG, 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. Air Source heat pump & solar panels
4. **Photos & particular prepared:** September 2024 & revised Oct 24
5. **Property Reference:** HJB02386

Directions

What3words:///hotdog.lines.thudding

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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