

Lettings



Christmas Cottage | 15 Sir Georges Place | Steyning | West Sussex | BN44 3LS

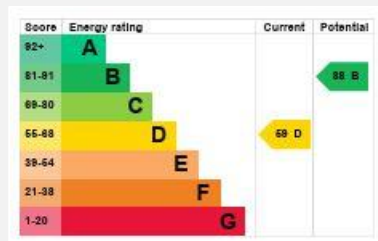
H.J. BURT
Chartered Surveyors : Estate Agents

Christmas Cottage | 15 Sir Georges Place | Steyning | West Sussex | BN44 3LS

Rental Guide: £1,100 - Per calendar month - Un-Furnished



- Pretty attached period cottage
- EPC: D | Council Tax: C | Deposit: £1,269.00
- Two bedrooms
- Modern fitted kitchen
- Close to Steyning High Street
- Open plan rear garden
- Tucked away in a peaceful location



Description

A pretty attached period two bedroom cottage tucked away in a peaceful location yet within a stone's throw of the historic High Street. Newly decorated and carpeted throughout and affording living room, modern fitted kitchen, two bedrooms & modern white bathroom. open plan garden & brick built store. Regret no pets

Living room 12' 7" x 10' 9" (3.83m x 3.27m)

decorative fireplace sash window with pleasant outlook to front, panel radiator and telephone point. storage cupboard.

Kitchen 11' 4" max x 7' 0" (3.45m x 2.13m)

well fitted with a modern range of wall and base units, cooker with double oven fridge and freezer and space for washer dryer. Door to garden

Bedroom One 11' 5" x 9' 7" (3.48m x 2.92m)

with decorative fireplace and mantle, sash window , radiator, newly fitted carpet

Bedroom Two/Study 8' 5" x 6' 0" (2.56m x 1.83m)

over stairs wardrobe, newly fitted grey carpet, radiator and sash window with outlook over gardens.

Bathroom

modern white suite comprising of bath with shower attachment, w.c. and wash hand basin, part tiled walls, high level Velux window.

Outside

To the front of the property there is a small brick paved area with space for pots and an interesting old water pump. To the rear there is an open plan area of garden comprising

shingle seating area and flower border with direct access from the kitchen. There is a useful brick built store which is located to the rear of the garden. Note that the gardens are open plan and not enclosed

Location

The cottage is well located for access to the centre of the high street and the old market town with its wide range of traditional local shops, trades and services. The town also boasts a leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria).

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 C.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** April 2025
5. **Property Reference:** 31607

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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