

Lettings



1 | Church Lane | Upper Beeding | West Sussex | BN44 3HP

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £995 - Per calendar month - Un-Furnished



- Beautiful character cottage. EPC 'C'. Council Tax Band 'B'. Deposit £1048. EPC: C | Council Tax: B |Deposit: £1048
- One bedroom
- Lounge with woodburning stove
- Modern bathroom
- Modern fitted kitchen with integrated appliances
- Walled courtyard garden

Description

A delightful end of terrace one bedroom cottage offered in excellent decorative order having been recently refurbished throughout. This very pretty property has open plan living space with a modern kitchen and lounge with wood burning stove and oak effect flooring. Double bedroom and modern white bathroom. Private walled patio.

Living Room 17' 0" x 9' 0" (5.18m x 2.74m)
Open plan to kitchen . fireplace and a solid fuel burner. Oak effect flooring continues into the kitchen

Kitchen
modern range of wall and base units and an integrated electric oven and hob, fridge and washer/dryer. door leading to private patio

Bedroom 9' 5" x 9' 3" (2.87m x 2.82m)
neutral decor, beige carpet, window to the front

Bathroom
Modern white suite comprising bath with shower attachment over, low level WC and basin, heated ladder towel rail, wood effect flooring.

Location

Church Lane is located in Upper Beeding and within only a few seconds walk of Upper Beeding High Street with a small number of shops and services. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town of Steyning nearby has a wide range of

traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

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 B.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB01065

Viewing

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