



Lettings

Kent Cottage | The Street | Fulking | West Sussex | BN5 9LU

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £2,750 - Per calendar month - Un-Furnished



- Absolutely Charming Grade II Listed Detached House
- EPC: E |Council Tax: E |Deposit: £3,173.00
- Beautifully Presented & Newly Redecorated Accommodation
- Three bedrooms plus occasional bedroom/study
- Displaying a Wealth of Period Features
- Very Pretty South Facing Garden
- Prominent Situation In Heart of Much Sought After Downland Village

Description

An absolutely charming Grade II listed detached cottage in the heart of Fulking. Beautifully presented and recently redecorated throughout, this enchanting Grade II Listed cottage offers a wealth of charm and character. Retaining many original period features—including an impressive inglenook fireplace, exposed timbers and beams, latched internal doors, and wooden flooring—the home blends historic appeal with modern comfort, including underfloor heating in the kitchen and conservatory.

Prominently located in the heart of the highly sought-after Downland village of Fulking, the property enjoys lovely views of the South Downs National Park and is perfectly positioned for peaceful countryside living. The well-balanced accommodation briefly comprises: Entrance hall, cloakroom, living room with exposed timbers and beams and lovely inglenook fireplace with log burner, inner hall, bespoke modern fitted kitchen/breakfast room linking to conservatory, play room/utility and boot room. Principal ensuite bedroom with modern shower/dressing room, family bathroom, bedroom 3, second floor large double bedroom leading through to occasional bedroom/study

Outside, the delightful South-facing Landscaped Cottage Garden provides a perfect space to relax or entertain, complete with a garden store and shed.

Location

Lying at the centre of the popular Downland village of Fulking the cottage lies within a Conservation Area and within the South Downs National Park. The popular Shepherd & Dog village Inn is readily accessible from the property. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6 miles to the South-



West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx.7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx.6 miles) and access to the A23/M23 is approx. 4 miles away.

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 E.
3. **Services:** Mains water & electricity are connected. Underfloor heating & oil fired central heating.
4. **Photos & particular prepared** May 2025
5. **Property Reference:** HJB01050

Directions

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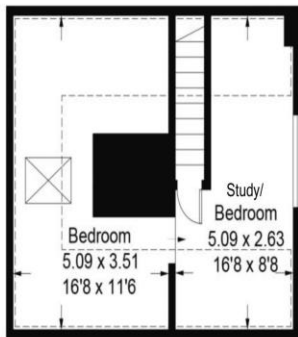
From the A281 Pyecombe to Henfield road, take the road signposted Poynings, continue along the road through Poynings village and out towards Fulking. Proceed into Fulking and the property will be seen on the left hand side at the start of The Street, just as the road bends round to the left.



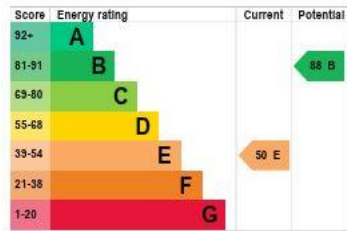


Kent Cottage, The Street, Fulking, Henfield

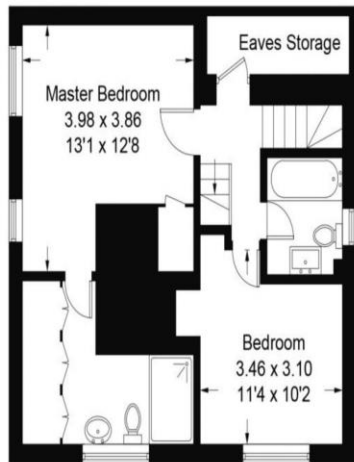
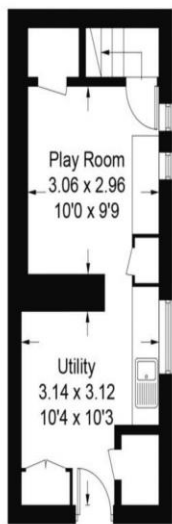
Approximate Gross Internal Area = 174 sq m / 1874 sq ft
(Excluding Eaves)



= Reduced headroom below 1.5m / 5'0"



Second Floor



Lower Ground Floor

Ground Floor

First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. (ID359187)

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.

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