

# Lettings



Sugar Mouse Cottage 12 | Charlton Street | Steyning | West Sussex | BN44 3LE

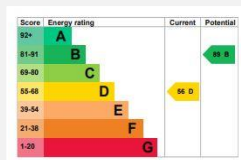
**H.J. BURT**  
Chartered Surveyors : Estate Agents

Sugar Mouse Cottage 12 | Charlton Street | Steyning | West Sussex | BN44 3LE

Rental Guide: £1,200 - Per calendar month - Un-Furnished



- Pretty period cottage EPC: D | Council Tax: C | Deposit: £1,384.00
- Close to High Street
- Beautiful views to South Downs
- Double bedroom plus loft room
- Pretty cottage garden
- GCH



## Description

A pretty mid terrace period cottage situated close to the High Street & overlooking the cricket field with beautiful views towards the South Downs National Park. Living/dining room, fitted kitchen, double bedroom and useful additional loft room, bathroom, pretty cottage garden, gas central heating.

**Lounge** 18'6 x 11'4 (5.64m x 3.45m)

A most attractive room with uPVC part glazed door overlooking the garden and South Downs beyond, brick built working fireplace with shelves and storage cupboard to sides, further storage cupboard, radiator.

### Kitchen

Fully fitted with base and eye level cupboards, laminate worktop, fridge/freezer, washer/dryer, integrated electric hob, electric oven under and extractor above, white sink with drainer to side and window overlooking pretty garden and beyond.

From the living room, open-tread staircase to

**Bedroom** 10'1 x 8'5 (3.07m x 2.57m)

With alcove and triple wardrobe cupboard radiator, views over front of property.

### Bathroom

With white suite comprising w.c, panelled bath with handheld shower, pedestal wash basin, radiator.

From the landing narrow staircase to

Occasional Loft Room 10'4 x 9'4 (3.15m x 2.84m)

With eaves cupboards, fitted single wardrobe.

## Outside

The pretty open plan cottage garden is laid to lawn with flowerbeds and fish pond with beautiful open views across the cricket field to the South Downs beyond. Small brick-built garden shed.

## Location

The cottage is very 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. Steyning also boasts a health and sports centre with swimming pool, other community facilities and schools for all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs are also within a convenient distance of the property.

## 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:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** 310

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Lettings Department**

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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