

Lettings



Bears Cottage | 15 Hyde Street | Upper Beeding | West Sussex | BN44 3TG

H.J. BURT
Chartered Surveyors : Estate Agents

Bears Cottage |15 Hyde Street | Upper Beeding | West Sussex | BN44 3TG

Rental Guide: £1,300 - Per calendar month - Un-Furnished



- Detached chalet bungalow EPC: F | Council Tax: D |Deposit: £1,500.00
- Quiet location
- Two double bedrooms & study area
- Modern fitted kitchen
- Front and rear gardens
- Driveway providing off road parking

Description

A pretty character two bedroom detached chalet bungalow with additional study situated on a quiet lane in the village of Upper Beeding, close to all amenities and near a main bus route. Accommodation comprises entrance porch, living room, modern fitted kitchen, study, ground floor bathroom, and double bedroom, first floor master bedroom with ensuite shower room. Driveway parking for 2 cars. Front and rear gardens. Pet considered.

Lounge 15'4 x 12'11 (4.98m x 3.94m)
Range of built in shelving and cupboard housing boiler, open fireplace, radiator, timber framed bay window

Kitchen 10' 5" x 9' 1" (3.17m x 2.77m)
Modern range of beech effect wall and base units with integrated gas hob and electric oven, extractor over, fridge, breakfast bar, door leading to garden

Bedroom 12' 7" x 11' 8" (3.83m x 3.55m)
Stripped wooden flooring, range of fitted wardrobes, french doors leading to garden

Study 12'06 x 9'05 (3.63m x 2.90m)
Built in desk, radiator, timber framed window, beige carpet

Bathroom White suite comprising bath with handheld shower attachment over, low level wc and basin, wood effect flooring

Bedroom One 13' 0" x 12' 9" (3.957m x 3.892m)
Floor to ceiling window with distant downland views, sloping ceilings and eaves storage, cream carpet

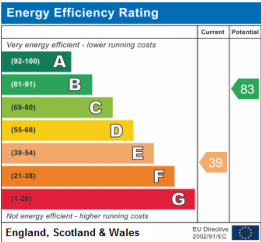
En suite Shower room Suite comprising shower cubicle, low level WC and basin, laminate flooring, velux window, heated towel rail

Outside
Front and rear gardens Driveway providing off street parking

Directions
What 3 Words ///bogus.swells.mergers

- 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 D.
 3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
 4. **Photos & particular prepared:** October 2025
 5. **Property Reference:** 199

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