

Lettings



2 North Farm Cottages | London Road | Washington | West Sussex | RH20 4BB

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,350 - Per calendar month - Un-Furnished



- Mid terrace cottage EPC: E | Council Tax: B |Deposit: £1,557.00
- Three bedrooms
- Direct access to fabulous countryside walks
- Oil fired central heating
- Excellent access to main routes
- Pets allowed

Description

A three bedroom mid terrace cottage with large front garden & rear courtyard. Overlooking the Wiston Vineyard and Winery and offering direct access to fabulous walking & cycle routes across the South Downs, along with excellent road access to the A24. The neutrally decorated accommodation comprises: Lounge with woodburning stove, modern kitchen, ground floor bathroom, three first floor bedrooms. Parking for two cars. Courtyard rear garden and large lawned front garden. Pets allowed!

Lounge 15' 1" x 12' 10" (4.585m x 3.919m)
Wood burning stove, laminate flooring, radiator, understairs storage

Kitchen 10' 10" x 10' 2" (3.298m x 3.10m)
Modern range of fitted wall and base units, integrated electric oven and hob with extractor over, plumbing for washing machine, tiled floor, door leading to garden

Bathroom
White suite comprising bath with shower over, low level WC and basin

Bedroom One 13' 9" x 12' 6" (4.2m x 3.814m)
Decorative fireplace, double glazed window with downland views

Bedroom Two 13' 9" x 7' 10" (4.203m x 2.384m)
Double glazed window, radiator

Bedroom Three 10' 2" x 7' 10" (3.109m x 2.399m)
Double glazed window, radiator, downland views

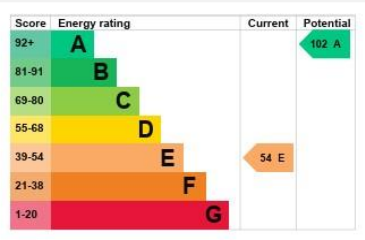
Garden
Rear courtyard garden with two storage sheds Front lawned garden Parking area to the front

Location
What3words:/// flipper.crunches.kebab

- 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 & electricity are connected. Oil fired central heating.
 4. **Photos & particular prepared:** November 2025
 5. **Property Reference:** HJB01801

Viewing
An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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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.