

Lettings



East View | The Street | Pulborough | West Sussex | RH20 4AS

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,550 - Per calendar month - Un-Furnished



- Semi detached cottage EPC: D | Council Tax: E |Deposit: £1,788.00
- Three bedrooms
- Front & side gardens
- Lounge with wood burning stove
- Gas central heating
- Pets allowed

Description

Set back from the street behind a walled garden, a pretty semi detached three bedroom cottage in the heart of Washington village. Well located within a short walk of the highly regarded village primary school and access to downland walks and with accommodation including spacious Kitchen/diner , Sitting room with wood burning stove, separate WC, three good sized bedrooms and modern white family bathroom. Front and side gardens. Pets allowed!

Kitchen/Diner 16' 3" x 11' 1" (4.963m x 3.374m)

Sitting Room 13' 8" x 10' 7" (4.154m x 3.221m)

WC

Bedroom One 11' 2" x 9' 1" (3.403m x 2.756m)

Bedroom Two 9' 0" x 8' 7" (2.738m x 2.619m)

Bedroom Three 11' 8" x 7' 6" (3.551m x 2.274m)

Family Bathroom

Outside

Front garden with patio area, lawned side garden

Location

What3words/// include.adhesive.areas

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 E.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** November 2025
5. **Property Reference:** HJB03296

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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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.