



Lettings

Firs Cottage | The Street | Bramber | West Sussex | BN44 3WE

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,950 - Per calendar month -



- Picturesque 2 bedroom period detached cottage
- EPC: 'E' | Council Tax: 'F' | Deposit: £2,250.00
- Two double bedrooms, the main having an en-suite shower
- First floor conservatory with roof terrace giving views of castle
- Separate living and dining rooms with original features
- Fully integrated oak kitchen/ breakfast room
- Separate utility room and downstairs w.c.

Description

This beautiful, detached cottage dating from the 18th Century combines a flawless mix of period charm and modern fitments featuring 2 double bedrooms, the master room containing an en-suite shower room and a private conservatory with a roof terrace providing views of the infamous Bramber Castle.

Deceptively spacious, the property is light and bright throughout, enhanced by its characterful leaded windows. The ground floor has separate living and dining rooms containing original features, exposed beams and fireplace along with a fully integrated oak kitchen / breakfast room. A second hall leads into a utility room and downstairs w.c. Rear patio and garden space which provides a calm and restful feel and a place to unwind or entertain. Garage in nearby car park with parking in front. Located in a central village location offering excellent access to riverside walks and bus routes.

Location

What 3 Words ///purist.rats.goodbyes

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 F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** November 2025
5. **Property Reference:** HJB03298



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

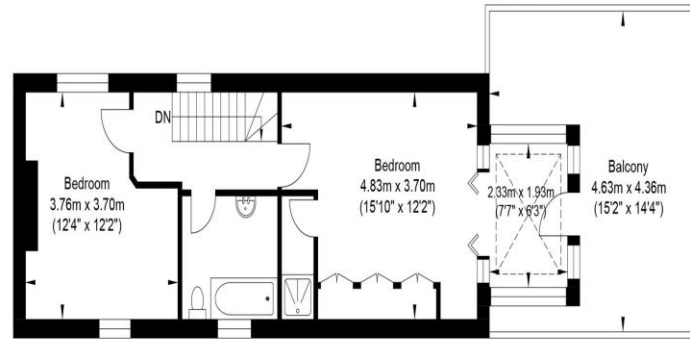
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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.

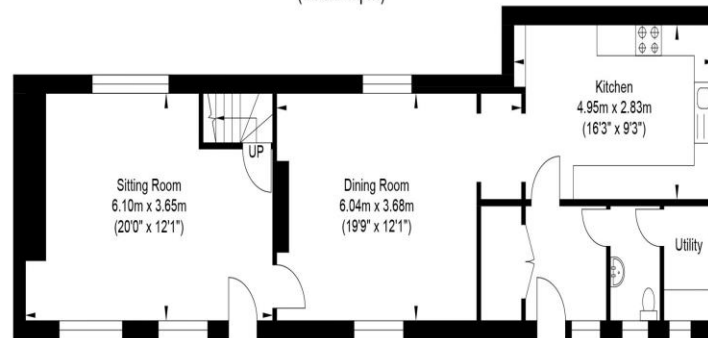


The Street

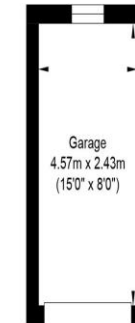


First Floor
Approximate Floor Area
497.61 sq ft
(46.23 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
732.80 sq ft
(68.08 sq m)



Garage
Approximate Floor Area
119.58 sq ft
(11.11 sq m)

Approximate Gross Internal (Excluding Garage) Area = 114.31 sq m / 1230.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.