



National
Trust

London & South East

To Let

The Cottage, Top Road, Slindon, West
Sussex, BN18 0RP

£2500 per calendar month



A Grade II listed detached 3 bedroom flint stone cottage in the heart of the village of Slindon, near Arundel, West Sussex. Slindon is a charming and unspoilt village in the foothills of the South Downs, surrounded by beech woods, farms and open downland. Enjoy the stunning landscapes, historical sites, and vibrant community spirit that make Slindon a truly special place to call home.

The property is unfurnished. Pets will be considered and can be discussed on application.

For further information and to arrange a viewing, please contact Helen Gee (Lettings Officer)

Viewing day: Friday 6th June 2025, 11 – 3pm. Email: helen.gee@nationaltrust.org.uk







The Location

This detached 3 bedroom flint stone cottage is located in the beautiful and highly sought after village location. The newly refurbished cottage boasts 3 reception rooms, 3 double bedrooms, new kitchen and bathroom suite, single garage, large gardens and fabulous rural views.

Slindon is near Arundel, West Sussex within the South Downs National Park and a short drive from the historic cathedral city of Chichester.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of the Slindon Estate that came to the Trust in 1950. Slindon Estate is 3,500 acres of Sussex woodland, farmland, downland and a picturesque village all divided by hedges, lanes, paths and tracks. The estate can be explored by 25 miles of public footpaths and bridleways as well as over 900 acres of open access woodland.

The village of Slindon has its own community run village shop.

Directions

From A27 East Bound: Follow the A27 past Chichester, staying on the A27 at each roundabout until Fontwell East Roundabout then take the second exit onto the A29. Turn left onto Park Lane. Turn left onto School Hill. Follow School hill up towards Top Road and The Cottage will be on the right and opposite Dyers Lane.

From A27 West Bound: Follow the A27 until Fontwell East Roundabout then take the first exit onto the A29. Turn left onto Park Lane. Turn Left onto School Hill. The Cottage will be on the right and opposite Dyers Lane.

For users of satellite navigation, please use the postcode: BN18 0RP

What3words ///squirted.sailors.chestnuts

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Welcome to this exquisite Grade II listed 19th-century residence, where historic charm meets modern comfort. Nestled in the picturesque village of Slindon, this beautifully preserved home features secondary glazing throughout, and traditional column radiators throughout, ensuring a perfect blend of elegance and practicality.

The downstairs accommodation includes an entrance hall with stairs leading to the first floor. The main dual-aspect reception room features a beautiful fireplace with a wood-burning stove and doors opening to the garden. To the left of the hallway is the living room, which has a feature fireplace and a door leading to an attractive dining room/study/office.

A beautifully designed, newly fitted kitchen with Sage Green units and Lyskam white Quartz worktops, featuring ample space for an oven and appliances. A spacious utility and boot room area located at the rear of the property, with direct access to the rear garden. Additionally, there is a convenient downstairs cloakroom with WC.

Upstairs, the property features three generously sized double bedrooms. The master bedroom boasts a charming feature fireplace. Bedroom two includes a built-in wardrobe/cupboard, while bedroom three offers a smaller wardrobe/cupboard. All bedrooms provide stunning views over the garden, surrounding countryside, and coastline at the front of the property.

Outside, the property boasts a detached single garage and a spacious rear garden featuring a beautiful array of established trees, shrubs, and plantings. The garden includes a large lawn area, a patio, and outbuilding. The front of the property offers fabulous views over the surrounding countryside.

Ground Floor

Entrance Hall

Porch and entrance hall with stairs leading to the first floor accommodation, spacious under stairs storage cupboard.

Reception Room An attractive dual aspect sitting room/lounge with French doors leading out to the front patio area and garden. The living room benefits from a beautiful fireplace with new log burner. New neutral coloured carpet.

Living Room The living room benefits from a feature fireplace with built in shelving to one side and new carpet.

Dining Room/Study/Office Dining room/Study/office located off the living room. Feature window discovered and restored during the build project.

Kitchen A well-appointed new fitted Halesworth Range in Sage Green kitchen with beautiful Lyskam White Quartz worktops, butlers sink with space for a cooker, fridge freezer and dishwasher.

Utility/Boot Room Large utility boot room with stable door out to the rear garden, cloakroom with WC.

First Floor

Bedroom 1 Large double bedroom with feature fireplace. Far reaching views to the front of the property of surrounding countryside and the coast. New carpet.

Bedroom 2 Large double bedroom with views to the front of the property overlooking the surrounding countryside and to the coast. Built in wardrobe / storage. New carpet.

Bedroom 3 Double bedroom with built in cupboard/wardrobe and views over the garden. New carpet.

Family Bathroom New bathroom suite comprising of a bath, shower over bath, hand basin & WC, heated towel rail.

Linen Cupboard Good size cupboard with shelving next to the bathroom, providing storage

PLEASE NOTE THERE IS NO ACCESS TO THE LOFT

Garden Large, well-maintained rear/side garden, part walled, with a selection of established trees/shrubs/planting, large lawn area and outbuilding.

Outbuildings Large brick and flint outbuilding divided into two useful garden storage areas. There is an outside tap to the rear of The Cottage.

Garage Single garage with double doors adjacent to the property.

Parking Garage and on street parking.

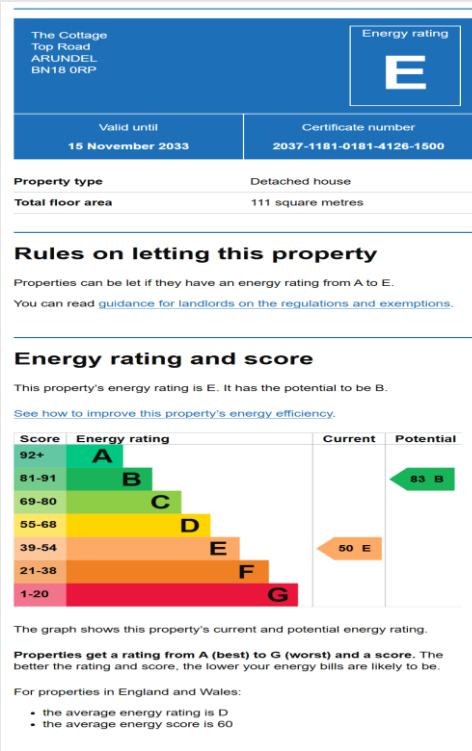
Services The property has mains gas central heating and mains drainage.

Outgoings and Council Tax The tenant is to pay Council Tax and all other outgoing relating to the property. The property is in Band F for Council Tax and the standard charge for 2025 / 2026 payable to Arun District Council is £3301.04.

Energy Performance Certificate An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations

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The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 or 12 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay **£2500** per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit.

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, and the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings: By appointment only.

Viewing Day: Friday, 6 June 2025, from 11am to 3pm.

Contact the Lettings Officer Helen Gee for more information, or to arrange a viewing.

helen.gee@nationaltrust.org.uk

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019