

Lettings



Besley House | River Lane | Watersfield | West Sussex | RH20 1NG

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £3,500 - Per calendar month



- Detached Grade II Listed house.
- EPC: E |Council Tax: G |Deposit: £4,038.00
- Set in mature walled gardens and with optional paddocks
- Brick built garage/former stabling
- Four bedrooms
- Home office
- Newly decorated and carpeted

Description

Situated in the picturesque hamlet of Watersfield, this delightful Grade II Listed detached home offers a rare blend of period charm, spacious living, and countryside tranquillity but with excellent access to main routes including the A29. Set within mature walled gardens, the property also benefits from the optional use of two adjacent paddocks totalling approximately 3.6 acres, ideal for equestrian or lifestyle use. Recently redecorated and carpeted, the generous accommodation includes: Traditional farmhouse kitchen with AGA, sitting room with open fireplace, family room/snug, ground floor WC, external utility room, principal bedroom with ensuite, three further double bedrooms and family shower room. A particular highlight is the home office, accessed via an external staircase — perfect for remote working or creative pursuits. Outside, the property boasts mature lawned and walled gardens to the front and rear, along with a brick-built former stable and garage and optional paddocks. For the equestrian minded, the property offers good access to local hacking and many local show centres within a short drive.

Location

This property is situated in the downland village of Watersfield, within the Arun valley locally to Pulborough Brooks and the South Downs. 3 miles away Pulborough has a good range of local shops and superstore, in addition to the mainline railway station with services to London Victoria and London Bridge. Storrington village is to the East with its comprehensive range of shops and facilities including Waitrose superstore. Billingshurst, offers similar facilities and mainline railway station, whilst the old market town of Horsham has a wider range of facilities. There are extensive public footpaths including links to the South Downs Way with its extensive walking, riding and mountain biking opportunities.



Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property. Oil fired central heating.
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 'G'.
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** Revised August 2026
5. **Property Reference:** HJB03201

Directions

What3words:///financial.bells.stylists

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

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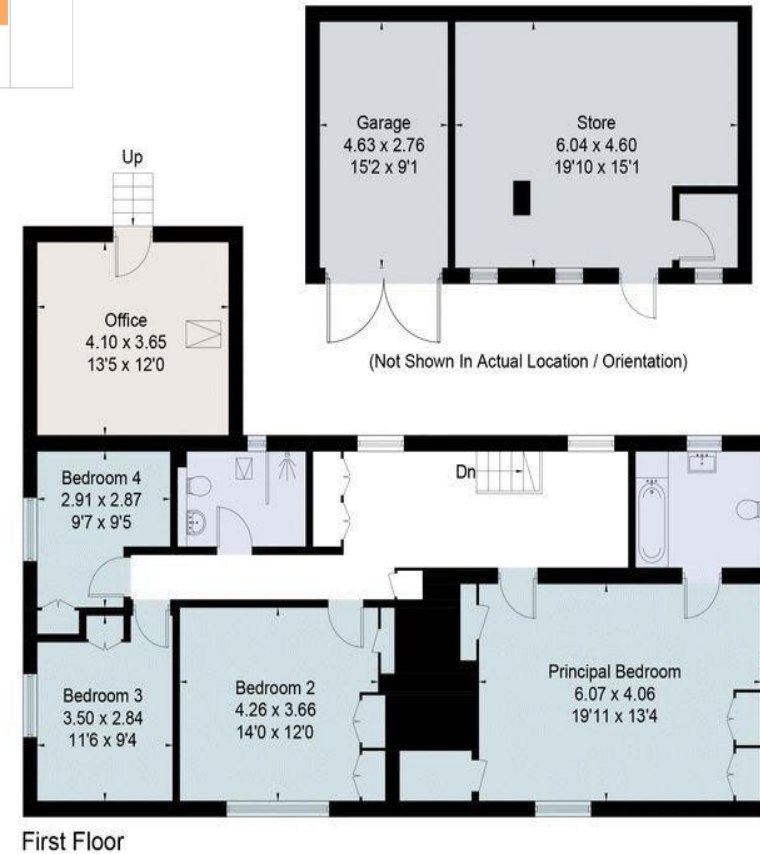
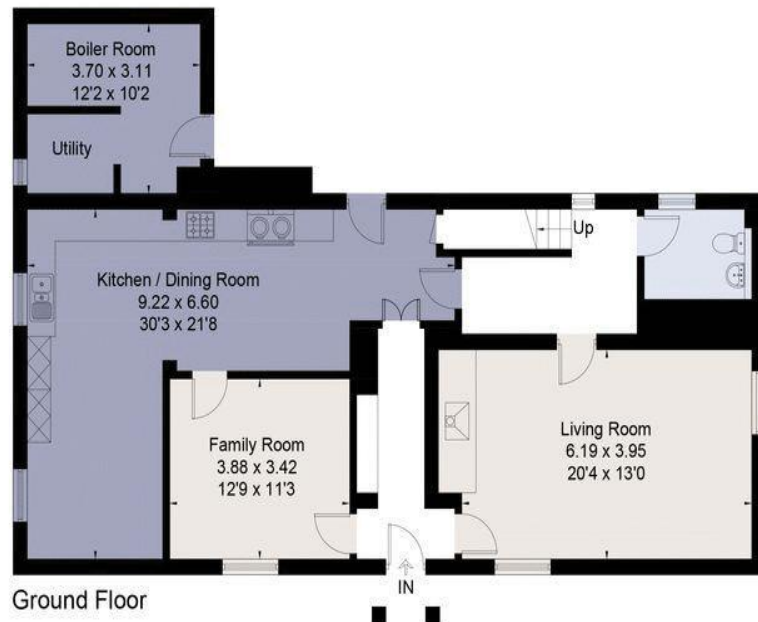
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Approximate Floor Area = 232.1 sq m / 2498 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Store = 28.2 sq m / 303 sq ft
 Total = 273.3 sq m / 2941 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70241

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