

# Lettings



78a High Street | Steyning | West Sussex | BN44 3RD

**H.J. BURT**  
Chartered Surveyors : Estate Agents

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Rental Guide: £1,250 - Per calendar month – Un-furnished



- First & Second floor maisonette EPC: E | Council Tax: C | Deposit: £1,442.00
- Three double bedrooms
- Modern kitchen
- Electric heating
- Central High Street location



Description

A spacious three bedroom maisonette occupying the first and second floor of a period converted building and set in a central High Street location. The neutrally decorated accommodation briefly comprises; Large Lounge, Modern kitchen/breakfast room, inner hall with Study area, large double bedroom and modern white bathroom and two double bedrooms to the second floor.

**Lounge** 14' 10" x 14' 6" (4.52m x 4.42m) Wall mounted electric heater, neutral decor and beige carpet, sash window with downland view

**Kitchen** 15' 7" x 11' 0" (4.75m x 3.35m) Fitted with a range of modern white gloss wall and base units, electric oven and hob, extractor over, plumbing for washing machine, vinyl flooring, wall mounted electric heater

**Inner Hall** Built in cupboard, study area

**Bedroom One** 12' 7" x 11' 0" (3.83m x 3.35m) Electric heater, double glazed windows, beige carpet

**Bathroom** White suite comprising bath, separate shower cubicle, WC and pedestal basin, vinyl flooring, airing cupboard

**Bedroom Two** 15' 9" x 14' 11" (4.80m x 4.54m) Built in wardrobe, sash windows with downland views, beige carpet, electric heater

**Bedroom Three** 14' 6" x 11' 4" (4.42m x 3.45m) Built in wardrobe, electric heater, beige carpet



Location

What3words:///importing.suitable.hill

Information

- Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
- 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 'C'.
- Services:** Mains water & electricity are connected. Electric heating.
- Photos & particular prepared:** August 2028 (Ref JL MARLA)
- Property Reference:** HJB03483

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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