

Lettings



1 Gardeners Cottage | Newtimber Place Lane | Newtimber | West Sussex | BN6 9BU

H.J. BURT
Chartered Surveyors : Estate Agents

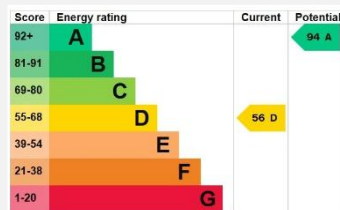
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Rental Guide: £1,950 - Per calendar month - Un-Furnished



- Semi detached three bedroom cottage EPC: D | Council Tax: C

- Deposit: £2,250.00
- Superb rural position
- Large gardens & parking
- Two reception rooms
- Newly refurbished throughout
- Newly fitted kitchen & bathrooms



Description

A pretty semi-detached three-bedroom period cottage, situated in a superb and unspoilt setting within a fine country estate, enjoying a lovely outlook and set within a large, mature garden. The property is presented in excellent decorative order, having been comprehensively refurbished throughout, and offers well-proportioned and characterful accommodation arranged over two floors. The ground floor comprises an entrance hall, newly fitted kitchen, attractive sitting room, dining room with decorative fireplace, and a newly fitted bathroom. Upstairs are three bedrooms and a further shower room. The cottage benefits from an air source heat pump heating system

Kitchen 11' 11" x 7' 11" (3.63m x 2.41m) Newly fitted wall and base units, wood effect worktop with integrated electric double oven and hob with extractor over, plumbing for washing machine. Part tiled walls, wood effect flooring, double glazed windows

Dining Room 12' 0" x 11' 10" (3.65m x 3.6m) Built in storage, newly fitted carpet, decorative woodburner, double glazed windows, radiator

Sitting Room 11' 11" x 10' 11" (3.63m x 3.32m) Decorative fireplace, radiator, newly fitted carpet, double glazed windows overlooking garden

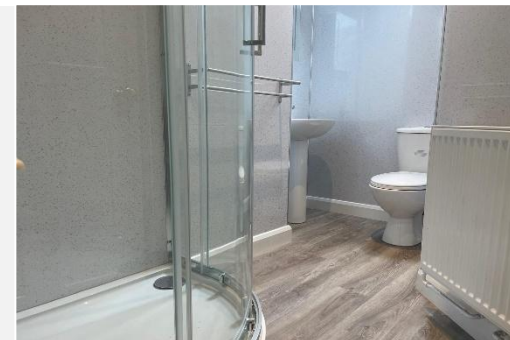
Ground floor Bathroom Newly fitted white suite comprising bath with shower attachment, low level WC and basin

Bedroom One 12' 0" x 11' 4" (3.65m x 3.45m)
Built in wardrobe, double glazed window, newly fitted carpet

Bedroom Two 12' 3" x 7' 11" (3.73m x 2.41m) Double glazed window, radiator



Bedroom Three/Study Radiator, newly fitted carpet, double glazed window



Shower Room Newly fitted white suite comprising, shower cubicle, WC and basin, velux windows.

Outside Large front and rear gardens, , timber summerhouse and parking for up to 3 cars.

Location What3words:///mystified.ranking.promotes

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, 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 C.
3. **Services:** Mains water & electricity are connected. Heating via air source heat pump
4. **Photos & particular prepared:** September 2026 (Ref JL MARLA)
5. **Property Reference:** 552

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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