

Lettings



Pen Cottage | Sheep Pen Lane | Steyning | West Sussex | BN44 3GP

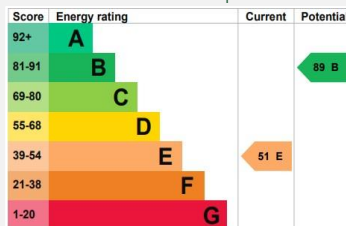
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,350 - Per calendar month - Un-Furnished



- Pretty period cottage. Deposit £1,557.00. Council Tax: D | EPC: E
- Two bedrooms
- Bathroom & Shower room
- Pretty courtyard
- Modern fitted kitchen
- Central location



Description

A pretty two bedroom period cottage centrally located in the heart of the town. Well presented accommodation set over three floors comprising Fitted kitchen, living room, first floor double bedroom and shower room, second floor bedroom and bathroom. Private walled courtyard.

Kitchen 8' 10" x 8' 4" (2.69m x 2.54m)

Modern range of white fitted units with integrated gas hob & electric oven, integrated fridge & dishwasher.

Lounge 25' 0" x 8' 8" reducing to 7'6 (7.61m x 2.64m reducing to 2.29m)

Wood effect flooring, folding doors leading to courtyard garden.

Bedroom One 11' 10" x 6' 2" (3.60m x 1.88m)

Wood effect flooring, sash window, radiator.

Shower room

Modern white suite comprising low level WC, basin and shower cubicle

Bedroom Two 11' 4" x 8' 10" (3.45m x 2.69m)

Velux window, wood effect flooring, radiator.

Bathroom

White suite comprising of freestanding bath, low level wc and basin.

Location – What3words:/// searching.rosier.volume

Well located for access to the centre of the high street and the old market town with its wide range of traditional local shops, trades and services. The town also boasts a health and leisure



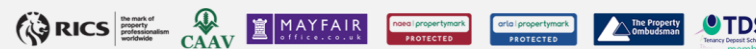
centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The newly designated city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

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. Council Tax Band D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** July 2026 (Ref JL MARLA)
5. **Property Reference:** 29746

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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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.

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