









Lettings

3 Oakley Flats | High Street | Partridge Green | West Sussex | RH13 8HX

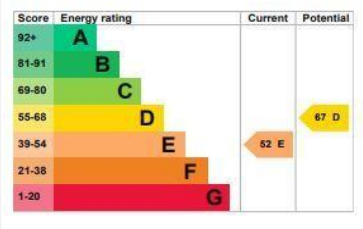
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,300 - Per calendar month - Un-Furnished

2 | 1 | 1 | EPC E

- Recently refurbished first floor apartment.
- EPC 'E'. Council Tax Band 'B' Deposit: £1,500.00
- Two bedrooms
- Modern fitted kitchen with integrated appliances
- Large lounge with decorative fireplace
- Central village location
- Gas central heating



Description

A spacious two bedroom first floor apartment in central village location, offered in excellent decorative order having been recently refurbished throughout whilst retaining many original features. Finished to a very high standard fitted kitchen with integrated appliances and modern fitted bathroom with shower over bath.

Kitchen 10' 10'' x 7' 5'' (3.306m x 2.264m)
Recently fitted with a range of grey wall and base units with marble effect worktops, integrated electric oven and hob, integrated washer dryer, fridge and dishwasher

Lounge 13' 11'' x 10' 11'' (4.236m x 3.327m) plus alcove
Decorative fireplace, double glazed window, radiator, picture rail, newly decorative and carpeted

Bedroom One 14' 9'' x 10' 7'' (4.485m x 3.230m)
Dual aspect with high ceiling, picture rail, recently decorated and carpeted

Bedroom Two 8' 7'' x 8' 5'' (2.628m x 2.560m)
Double glazed window, radiator, picture rail

Bathroom
Fitted with a modern white suite comprising bath with shower over, low level WC and basin

Location & Directions What3words:///opposite.effort.reception

Located in the centre of the village and within a short walk to bus routes towards Horsham and Brighton. Partridge Green village has a primary school, doctors surgery, village hall, churches, public house and local shopping facilities including extended opening hours convenience store with butcher, baker, hairdresser, vet, as well as a recreation field. More extensive facilities can be found at Henfield, approximately 4 miles to the South-East and Steyning, approximately 6 miles to the South. The A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles to the North).& offers a wide range of shops, trades and services, as well as a main line railway station (with services to Gatwick and London-Victoria) and out of town superstore shopping.

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. Tax Band B.
3. Services: Mains water, gas & electricity are connected. Gas central heating.
4. Photos & particular prepared: Revised August 2024
5. Property Reference: HJB02591

Viewing

An internal inspection is strictly by appointment with:

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Find us @H.J.Burt

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Chartered Surveyors : Estate Agents
Part of the Local Community since 188

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