









Lettings

3 Old Dairy Cottages | High Street | Henfield | West Sussex | BN5 9HP

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,850 - Per calendar month – Un-Furnished

3 | 2 | 1 | EPC C

- Well presented character property EPC: C | Council Tax: D | Deposit: £2,134.00
- Three bedrooms
- Modern kitchen with integrated appliances
- Rear patio garden
- Central village location
- Currently undergoing redecoration



Description

In a convenient central village location, a very well presented three bedroom character cottage offering a perfect blend of modern convenience and period charm. The well proportioned accommodation will be further redecorated and offers a modern well fitted kitchen with integrated appliances, modern bathroom and rear courtyard garden. Situated moments from local shopping facilities and bus routes.

Entrance Hall Radiator, wood floor

Kitchen 14' 3'' x 9' 4'' (4.34m x 2.84m) Modern range of cream wall and base units, wood worktop, integrated gas hob, electric oven, fixed dishwasher and washing machine, grey wood effect laminate floor, double glazed windows.

Lounge 16' 8'' x 15' 0'' (5.08m x 4.57m) Wood floor, double glazed windows, French doors to garden, recessed spotlights.

WC WC and basin, heated towel rail, grey wood effect laminate floor.

Bedroom One 13' 8'' x 11' 8'' (4.16m x 3.55m) Double glazed, timber framed window, wood floor.

Landing Cupboard with hanging space, further cupboard with built-in shelving.

Bedroom Two 13' 3'' x 11' 8'' (4.04m x 3.55m) Two double glazed windows, radiator.

Study/Laundry Room 7' 0'' x 4' 9'' (2.13m x 1.45m) Built-in worktop and wardrobe, hanging space, double glazed window.

Bathroom White suite with modern bath with shower over, WC and basin, heated ladder towel rail, obscured double glazed window, tiled floor and walls.





Bedroom Three 12' 10'' x 9' 4'' (3.91m x 2.84m) Grey carpet, built-in wardrobe, double glazed windows, radiator, recessed spotlights.

Patio Rear paved garden.

Location

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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 D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** November 2026 (Ref JL)
5. **Property Reference:** HJB03351

Viewing

An internal inspection is strictly by appointment with: H.J. BURT Lettings Department

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