

Lettings



7 | Henfield Road | Upper Beeding | West Sussex | BN44 3TF

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £2,500 - Per calendar month - Un-Furnished



- Four bedroom detached home
- EPC: E | Council Tax: E | Deposit: £2,884.00
- Beautiful family living space
- Parking for a number of cars
- Downland views
- Fabulous Kitchen with appliances
- Two ensuite shower rooms and family bathroom

Description

An exceptional four bedroom detached home having been recently refurbished to create a beautiful family living space with excellent outdoor areas and with a high quality finish. The beautifully presented accommodation comprises of fabulous kitchen/family room with bi-fold doors to terrace, large lounge, four double bedrooms, two with ensuite shower rooms and modern family bathroom.

Lounge 15' 0" x 11' 11" (4.573m x 3.636m) Square bay window, Downland view, wood effect flooring, radiator.

Hallway Radiator, wood effect flooring.

Kitchen/Family Room 23' 5" x 17' 6" (7.136m x 5.323m) L-shaped room with newly fitted light grey glass wall and base units with granite effect worktop, gas 5 ring hob, integral double oven, fridge/freezer, dishwasher, further freezer, drinks fridge, breakfast bar, wood effect flooring, bifold doors to terrace.

Utility Cupboard Plumbing for washing machine.

Bedroom 1 14' 11" x 11' 0" (4.543m x 3.356m) Radiator, square bay window to front, Downland view, wood effect flooring.

Bedroom 4 11' 10" x 9' 3" (3.602m x 2.831m) French doors to terrace, radiator, wood effect flooring.

Family Bathroom White suite comprising bath with shower over, WV and basin inset into vanity unit, heated towel rail, wood effect flooring, frosted double glazed window.

Bedroom 2 12' 11" x 12' 4" (3.941m x 3.749m) Feature window overlooking garden, radiator, cupboard housing water tank (built in wardrobes to be fitted) eaves storage.

Ensuite Shower Room Large shower cubicle, w.c. and basin with vanity unit, tiled floor, heated towel rail, Velux.

Landing 2 x Velux eaves storage.

Bedroom 3 12' 7" x 12' 11" (3.835m x 3.945m) Feature window overlooking front with downland views, radiator, eaves storage, built in wardrobes to be completed.

Ensuite Shower Room Large shower cubicle, w.c. and basin with vanity unit, tiled floor, heated towel rail, Velux.

Outside Gravelled parking area to front providing parking for a number of cars. Gate leading to front garden with lawn area and modern planting. Rear terrace with contemporary glazed balustrade, steps to lawned garden.

Location

What3words:///agenda.nerves.clay

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 E.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** September 2026 (Ref JL MARLA)
5. **Property Reference:** HJB02659

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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