










# Lettings

3a Adur Villas | High Street | Upper Beeding | West Sussex | BN44 3HZ

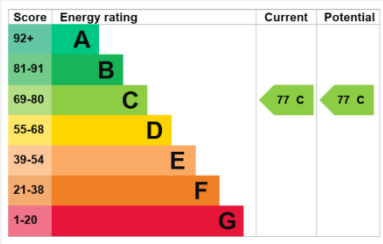
H.J. BURT
Chartered Surveyors : Estate Agents

# 3a Adur Villas | High Street | Upper Beeding | West Sussex | BN44 3HZ

## Rental Guide: £1,550 - Per calendar month - Un-Furnished

3 | 1 | 2 | EPC C

- Three bedroom maisonette with balcony
- EPC: C | Council Tax: B | Deposit: £1,788.00
- Beautifully refurbished throughout
- Newly fitted kitchen
- Shower room plus en-suite bathroom
- River and downland views
- Central village location








## Description

A beautifully refurbished three bedroom maisonette with balcony and super views, occupying the first and second floor of a period converted building. Centrally located to provide excellent access to local shopping facilities, bus routes and river walks, the property provides flexible living space including; Newly fitted kitchen with doors to balcony, lounge with river and downland views, newly fitted shower room, two first floor bedrooms each with outlook to the river and second floor principle bedroom with en-suite bathroom.

Entrance Hall

Kitchen 10' 9'' x 8' 3'' (3.27m x 2.51m)

Balcony 4' 9'' x 9' 1'' (1.45m x 2.77m)

Shower Room 6' 9'' x 4' 0'' (2.06m x 1.22m)

Living Room 14' 2'' x 10' 6'' (4.31m x 3.20m) max

Bedroom 2 12' 0'' x 11' 0'' (3.65m x 3.35m)

Bedroom 3 8' 9'' x 7' 6'' (2.66m x 2.28m)

Bedroom 1 15' 0'' x 14' 6'' (4.57m x 4.42m) into Bay

## Directions

What3words:///venue.stilted.holds

## 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 .
3. Services: Mains water, gas & electricity are connected. Gas central heating.
4. Photos & particular prepared: November 2026
5. Property Reference: HJB03554

## Viewing

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

Find us @H.J.Burt


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