

# Lettings



Sinnocks Nursery | Sinnocks | Pulborough | West Sussex | RH20 2JX

**H.J. BURT**  
Chartered Surveyors : Estate Agents



## Rental Guide: £1,650 - Per calendar month - Un-Furnished

- Attached four bedroom house
- EPC: 'D' | Council Tax: 'F' | Deposit: £1,903.00
- Attractive rear garden
- Parking
- Flexible accommodation inc. ground floor bedroom & shower room
- Master bedroom with Balcony
- Subject to an Agricultural Occupancy Condition

### Description

An attached four bedroom house in a fabulous setting with attractive rear garden and parking. Offering spacious accommodation including farmhouse style kitchen, lounge with wood burning stove, sun room, utility room & WC, ground floor double bedroom and shower room, three first floor bedrooms and modern family bathroom. NOTE: the property is subject to an Agricultural Occupancy Condition and potential Tenants should satisfy themselves as to the suitability.

**Entrance Porch** 8' 10" x 7' 1" (2.70m x 2.148m)

Fitted base units & shelving, tiled floor

**Utility Room** 7' 4" x 5' 5" (2.230m x 1.640m)

Plumbing for washing machine, fitted wall & base units, vinyl flooring

**WC**

White WC & basin

**Kitchen/Breakfast Room** 16' 1" x 12' 5" (4.893m x 3.781m)

Range of fitted wall & base units, Stanley oven, part tiled walls, tiled floor

**Conservatory** 15' 7" x 11' 3" (4.740m x 3.437m)

Tiled floor, electric heating, doors to patio

**Shower Room**

Modern white shower cubicle, WC & basin, heated towel rail, radiator, tiled walls & floor

**Lounge** 18' 4" x 11' 3" (5.581m x 3.439m)

Dual aspect with French doors to garden, woodburning stove, radiator

**Bedroom Four** 11' 3" x 11' 1" (3.439m x 3.383m)

Built-in wardrobe, radiator

**Landing/Seating Area** 12' 2" x 11' 7" (3.715m x 3.521m)

Radiator, built-in airing cupboard, double glazed window overlooking fields

**Master Bedroom** 12' 11" x 11' 5" (3.938m x 3.478m)

Door to balcony, two built-in wardrobes

**Bedroom Two** 11' 4" x 8' 0" (3.454m x 2.437m)

Built-in wardrobe

**Bedroom Three** 11' 4" x 8' 0" (3.449m x 2.448m)

Built-in wardrobe

**Bathroom**

Modern white suite comprising of bath, large shower cubicle, WC & basin inset into vanity units, heated towel rail, vinyl floor

**Location**

What3words:// sulked.golf.hypocrite

**Information**

1. **Outgoings:** The Tenant will be responsible for all electricity, 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, electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** April 2026
5. **Property Reference:** HJB03398

**Viewing**

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

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