

Lettings



16 | Foxfield Cottages | Southwater | West Sussex | RH13 9EP

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,800 - Per calendar month - Un-Furnished



- End of Terrace family house.
- EPC 'D'. Council Tax 'C'. Deposit £2,076.
- Three bedrooms, Two bathrooms
- Large gardens
- Garage and off street parking



Description

****Pets allowed**** End of terrace three bedroom house with unusually large rear garden and off street parking, situated in a sought after residential area within a short walk from Southwater Country Park and close to village amenities. The spacious accommodation comprises entrance hall leading to spacious lounge with wood burning stove, kitchen/breakfast room and downstairs shower room/WC, to the first floor are three bedrooms & modern family bathroom.

Entrance Hall

laminated floor

Lounge 16' 5" x 14' 0" (5.008m x 4.257m)

Wood effect laminate flooring, radiator, woodburning stove, dual aspect with two double glazed windows

Shower Room

White suite comprising corner shower cubicle, low level WC and basin, part tiled walls, wood effect laminate flooring

Kitchen 10' 7" x 8' 3" (3.217m x 2.521m)

Fitted with a range of beech effect wall and base units, integrated gas hob and electric oven, plumbing for washing machine & dishwasher

Bedroom One 16' 1" x 9' 2" (4.906m x 2.803m)

dual aspect with two double glazed windows and view over garden, radiator

Bedroom Two 11' 0" x 9' 1" (3.343m x 2.769m)

Wood effect laminate flooring, double glazed window, radiator

Bedroom Three

Dual aspect with two double glazed windows, radiator

Outside

Gated off street parking area . Unusually large lawned rear garden.

Location

What3words:///notifying.narrow.poet. Foxfield Gardens is well located at the southern end of Southwater Village and a short walk to Southwater Country Park. Village Amenities can be found in the village centre and access to the main A24 being less than a mile away.

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 C.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB02301

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steining@hjburt.co.uk



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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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