

Lettings



Hope Cottage | 3 Alma Terrace | Henfield | West Sussex | BN5 9DR

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £995 - Per calendar month – Un-furnished



- Charming character cottage EPC: C | Council Tax: C | Deposit: £1,148.00
- Close to High Street
- One bedroom
- Courtyard garden
- Exceptionally well presented
- Gas central heating



Description

A charming & exceptionally well presented one bedroom character cottage situated close to Henfield Common & a short walk from the High Street & all village amenities. Sitting room with wood burning stove, modern fitted kitchen, double bedroom, large bathroom. courtyard garden.

Kitchen 10'11" x 9'11" (3.33m x 3.02m)

Well fitted with a range of modern wall and base units Gas hob and electric oven, extractor over, integrated fridge, washing machine and tumble dryer, stable door leading to patio

Lounge 11'06 x 11'0 (3.51m x 3.35m)

Wooden flooring, neutral decor, double glazed window with shutters, wood burning stove

Bedroom 11'0 x 10'4 (3.35m x 3.15m)

Double glazed window with shutters, wooden floor, neutral decor

Bathroom

Modern suite comprising low level WC, basin and panelled bath, separate shower cubicle, heated ladder towel rail and cupboard housing boiler

Outside

Courtyard garden with right of way for neighbouring properties, unallocated parking area

Location

The cottage is situated close to the common of the popular village of Henfield. Henfield Road is situated at the very Southern extent of the village and a short walk from the High Street which boasts a wealth of local shops trades and services situated in a traditional High Street



setting. The village has a thriving community with many varied events taking place throughout the year with the facilities including health and sports centres, library and churches of most dominations, in addition there are many varied walks close by.

Information

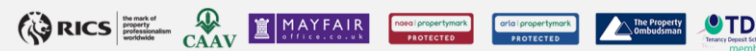
1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band C.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Ref JL MARLA)
5. **Property Reference:** 187529

Viewing

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



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