

Lettings



9 | Abbey Road | Steyning | West Sussex | BN44 3SQ

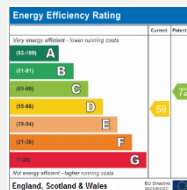
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,850 - Per calendar month - Un-Furnished



- Detached family house EPC: D | Council Tax: F | Deposit: £2,134.00
- Four Bedrooms plus study
- Beautifully Presented
- Recently refitted kitchen & bathrooms
- Driveway
- Popular residential area



Description

A beautifully presented detached four bedroom family house offering well planned & newly decorated accommodation comprising; entrance hall, living room opening to dining room, modern fitted kitchen, & utility area, cloakroom and conservatory. On the first floor master bedroom with modern ensuite shower room, three further bedrooms and refitted bathroom. The single garage has been split to offer a study and storage area. Front and rear gardens.

Kitchen 9'7 x 9'6 (2.92mx2.90m)

Living Room 13'9 x 13 (4.19mx3.96m)

Dining Room 9'8 x 9 (2.95mx2.74m)

Conservatory 11'11 x 9'10 (3.63mx2.77m)

WC

Bedroom One 13'8 x 9'11 (4.17mx3.02m)

En-suite

Bedroom Two 9'5 x 9 (2.87mx2.74m)

Bedroom Three 8'11 x 8 (2.72mx2.44m)

Bedroom Four 9'2 x 9'11 (2.79mx2.41m) Max Being L shaped.

Family Bathroom

Study 8'8 x 7'10 (2.64mx1.68m)

Location

Abbey Road is situated on the Gatewick Park development which is either approached through Middle Mead on the northern edge of Steyning or from the Steyning by-pass. The house is therefore well located for access to the centre of the high street and the old market town with its wide range of traditional shops, trades & services. Steyning also has the benefit of a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria. Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

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 F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared** August 2026
5. **Property Reference:** 447

Viewing

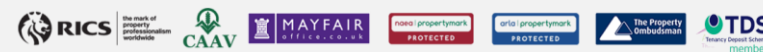
An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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Find us @H.J.Burt



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