

Castle View, Nutbourne Lane, Pulborough, West Sussex RH20 2HS

GL & CO ESTATE AGENTS

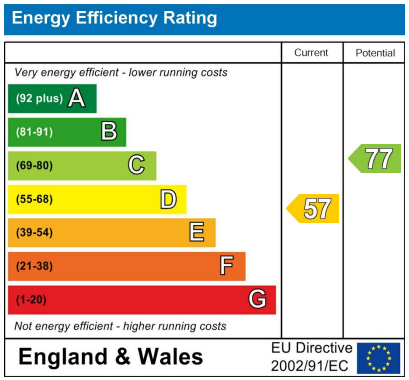


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£1,325 Per Month

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- Well presented detached single storey property in rural setting
- Double bedroom
- Garden
- Magnificent views across vineyards to the South Downs
- Open plan kitchen/living room
- Bathroom
- Parking
- Viewing recommended



Open plan Kitchen/living room

A bright and airy room with patio doors to the front of the property. The kitchen comprises of modern base and wall units. Built in single oven, hob and extractor hood. Integrated dishwasher and washing machine. Freestanding fridge/freezer.

Bedroom 1

Double bedroom with door to ensuite.

Ensuite Bathroom

Comprising of panelled bath and shower attachment overhead, WC and wash basin with storage.

SERVICES Electric heating. Cesspit drainage.

COUNCIL TAX Please contact Horsham District Council on (01403) 215100

VIEWING Strictly by appointment: 01903 744166

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.









NOTES 1. All measurements shown in these particulars are approximate. 2. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property. 3. The mention of any appliance and/or services in these particulars does not imply that they are in full and efficient working order. GL & Co Estate Agents., for the vendor property whose agents they are, give notice that: 1. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. no person in the employment of or agent of or consultant to GL & Co. has any representation or warranty whatever in relation to this property.

1 bed property available in Nutbourne (65766)-[price], please call GL & Co on 01903 744166

Parking

There is allocated parking at the front of the property.

Gardens

The gardens are laid to lawn. Far reaching magnificent views across the countryside to the South Downs beyond.

SCENERY

Stunning Location | Recently Converted | Magnificent Views | Suitable for a single occupantA rare chance to rent a very well presented converted single-story residence in the village of Nutbourne, in a stunning spot overlooking Beedings Castle, Ambriel Redfold Vineyard and the South Downs in the distance. Accommodation comprises of open-plan Sitting/Dining room and Kitchen, Cloakroom, double Bedroom and Ensuite Bathroom. Externally there is a good size garden that stretches all around the property, with a shed to the rear. Further benefits include stunning views over the vineyard and just one immediate neighbour.



Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance. Accepted offers from purchasers are subject to a mandatory anti money laundering (AML) ID check. The non-refundable fee is payable when the offer is agreed, before the sales memorandum is issued.