

Lettings



New House | Tanyard Lane | Steyning | West Sussex | BN44 3RN

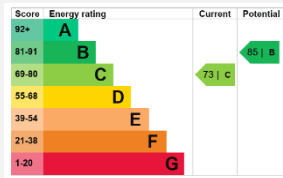
H.J. BURT
Chartered Surveyors : Estate Agents

New House | Tanyard Lane | Steyning | West Sussex | BN44 3RN

Rental Guide: £1,895 - Per calendar month -



- Three bedroom family house EPC: C | Council Tax: D | Deposit: £2,186.00
- Central Steyning location
- Double garage
- Private garden
- Modern kitchen & Bathroom
- Modern neutral decor



Description

A well presented three bedroom family house in a sought after central location and with the rare benefit of a double garage and parking. Affording entrance hall, cloakroom, living room with patio doors to garden, well fitted modern kitchen, master bedroom with ensuite bathroom, two further bedrooms, bathroom. Attractive enclosed garden, double garage.

Entrance Hall

Cloakroom

Modern white low level WC and wash hand basin

Kitchen 12' 8" x 9' 0" (3.86m x 2.74m)

modern range of cream fitted wall and base units ,tiled floor, integrated fridge/freezer, integrated electric oven and stainless steel microwave above, halogen hob with extractor over, integrated washing machine, integrated dishwasher, , stainless steel single bowl sink with mixer tap, glazed door to garden , breakfast bar

Living Room 11' 3" x 20' 11" (3.43m x 6.37m)

L-Shaped room with marble fireplace and gas fire, bay window, radiators, hatch to kitchen, patio doors to garden.

Bedroom One 14' 4" x 9' 4" (4.37m x 2.84m)

neutral decor, built in double wardrobe, radiator, door to

En-suite

white suite comprising shower cubicle, low level WC and basin

Bedroom Two 9' 4" x 8' 8" (2.84m x 2.64m)

with double wardrobe, radiator, neutral decor.



Bedroom Three 9' 4" x 8' 7" (2.84m x 2.61m)
double wardrobe, radiator,

Location

What3words: ///garage.issues.liquid

Information

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- 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 D.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** September 2026
- Property Reference:** 692

Viewing An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



Find us @H.J.Burt



H.J. BURT
Chartered Surveyors : Estate Agents

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.