



Lettings

3 | Church Lane | Upper Beeding | West Sussex | BN44 3HP

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £995 - Per calendar month - Un-Furnished



- Character one bedroom cottage
- EPC: E |Council Tax: B |Deposit: £1,148.00
- Recently refurbished
- Close to river and countryside walks
- Modern fitted kitchen
- Modern shower room
- Pretty enclosed Courtyard Garden

Description

A compact and characterful one bedroom terraced cottage with pretty private courtyard garden, located just off the High Street in Upper Beeding and close to river and countryside walks and offered in excellent decorative order. Offered in excellent decorative order, the cottage comprises living room, modern fitted kitchen, double bedroom, recently fitted shower room and enclosed courtyard garden with brick built utility shed.

Location

Location Church Lane is situated within minutes of the local shopping parades of Hyde Square. The property is also well located for access to the South Downs and walks along the River Adur. Upper Beeding is approximately 2 miles distance to the centre of the old market town of Steyning with its wide range of traditional local shops, trades and services. The town of Steyning also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of denominations. Shoreham-by-Sea, approximately 5½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of 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, 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 B.
3. **Services:** Mains water & electricity are connected. Electric heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB00604

Directions

What 3 words ///renamed.alike.either

Viewing

An internal inspection is strictly by appointment with:

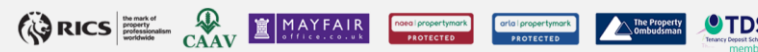
H.J. BURT Lettings Department

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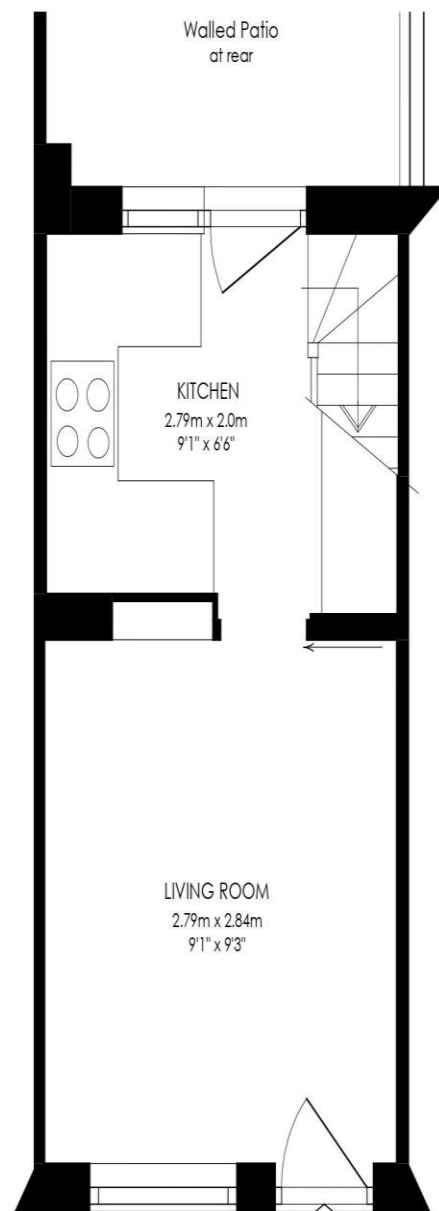


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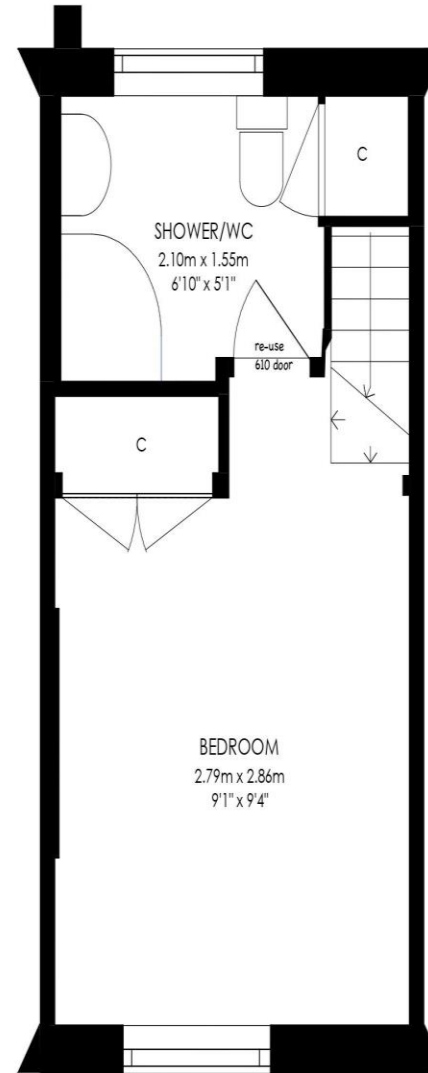


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.





GROUND FLOOR PLAN
3 CHURCH LANE



FIRST FLOOR PLAN
3 CHURCH LANE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		