

Lettings



Flat 2 Ashleigh House Stables | Sullington Lane | Pulborough | West Sussex | RH20 4AE

H.J. BURT
Chartered Surveyors : Estate Agents

Flat 2 Ashleigh House Stables | Sullington Lane | Pulborough | West Sussex | RH20 4AE

 2 1 2

Rental Guide: £1,450 - Per calendar month - Un-Furnished

- Ground floor garden apartment EPC: C | Council Tax: C |Deposit: £1,673.00
- Superb rural yet accessible location
- Modern open plan living space
- Principle bedroom with dressing area and ensuite shower room
- Second double bedroom, modern family shower room
- Access to fabulous countryside walks

Description

Situated in an accessible rural location, a recently converted ground floor apartment with private garden and allocated parking. With spacious accommodation comprising open plan living space with French doors leading to garden, modern fitted kitchen, principle bedroom with dressing area and ensuite shower room, further double bedroom & modern family shower room. A particular feature being the large private garden and allocated parking space. Direct access to fabulous countryside walks.

Lounge 17' 8" x 10' 6" (5.38m x 3.20m)
Open plan to kitchen Wood effect flooring, French doors to garden

Kitchen 9' 2" x 7' 9" (2.79m x 2.36m)
Fitted with a range of modern wall and base units, integrated electric oven and hob with extractor fan over, plumbing for washing machine, wood effect flooring

Entrance Hall
Wood effect flooring, built in cloak cupboard, cupboard housing water tank

Shower Room
Modern white suite comprising WC, basin, large shower cubicle, obscured double glazed window

Bedroom Two 14' 7" x 9' 0" (4.44m x 2.74m)
Beige carpet, dual aspect, neutral decor

Bedroom One 18' 5" x 10' 7" (5.61m x 3.22m)
Neutral decor, dressing area leading to ensuite

Ensuite shower room
Modern white suite comprising shower cubicle, low level WC and basin

Outside
Private lawned garden, allocated parking space

Location
What3words:/// outpost.inspected.shift

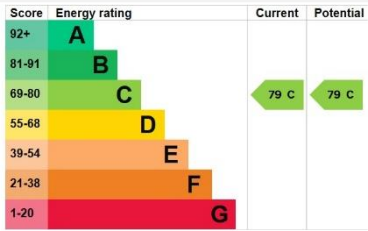
Information

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. Council Tax Band ‘C’.
3. **Services:** Mains water & electricity are connected. Central heating via heat pump.
4. **Photos & particular prepared:** July 2026 (Ref JL MARLA)
5. **Property Reference:** HJB02855

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.