

Lettings

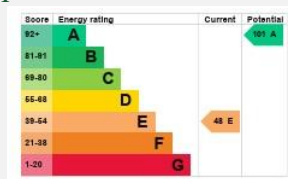


Fastings | Chanctonbury Ring Road | Steyning | West Sussex | BN44 3DN

H.J. BURT
Chartered Surveyors : Estate Agents



- Semi detached cottage EPC: ‘E’ | Council Tax: ‘E’ | Deposit: £2,019.00
- Excellent accessible rural location
- Large garden & parking
- Three bedrooms
- Modern Kitchen breakfast room
- Currently undergoing redecoration



Description

A spacious three bedroom semi-detached cottage set in an excellent rural yet accessible location and offering superb access to downland walks. Currently undergoing redecoration, the cottage offers extended ground floor living space with useful entrance lobby, ground floor WC, modern kitchen/breakfast room, sitting room with woodburning stove, family room with French doors leading to garden, to the first floor are three bedrooms and a modern family bathroom. Outside, the property benefits from a large lawned garden enjoying delightful far-reaching views, together with a dedicated parking area.

Entrance Porch

WC

WC and basin

Kitchen 20' 5" x 9' 7" (6.224m x 2.927m)

Modern cream kitchen, plumbing for dishwasher and washing machine, electric oven and hob,

Family Room 15' 8" x 13' 6" (4.781m x 4.126m)

French doors to garden, cream carpet, beamed ceiling

Lounge 15' 7" x 9' 5" (4.752m x 2.880m)

Wood burning stove, radiator, built in storage, beamed ceiling

Bedroom One 11' 9" x 10' 10" (3.590m x 3.291m)

Window with Downland view, built in cupboard

Bedroom Two 15' 6" x 8' 11" (4.720m x 2.721m)

Views of fields

Bathroom

Modern white suite, shower over bath, WC and basin, vinyl flooring

Bedroom Three 10' 4" x 6' 7" (3.153m x 1.994m)

Radiator, window overlooking garden

Location

Situated in a superb rural location yet within a short drive of the historic old market town of Steyning with its wide range of shops, trades and services. Nearby facilities include health and leisure centres, pubs, restaurants and churches of most denominations. The coastal towns of Worthing and Brighton include an excellent range of shops, restaurants, theatres and other entertainment facilities. Shoreham-by-Sea has a mainline railway station (with services along the South Coast connecting to Gatwick and London Victoria. Horsham, which is reached via the A24, also offers a mainline station with trains to London Victoria and London.

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 ‘E’ .
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** August 2026
5. **Property Reference:** HJB03489

Directions

What3words:///emails.influence.appealing

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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