



National
Trust

London & South East

To Let

34 School Hill, Slindon, Arundel, West Sussex,
BN18 0RS

£1800 per calendar month



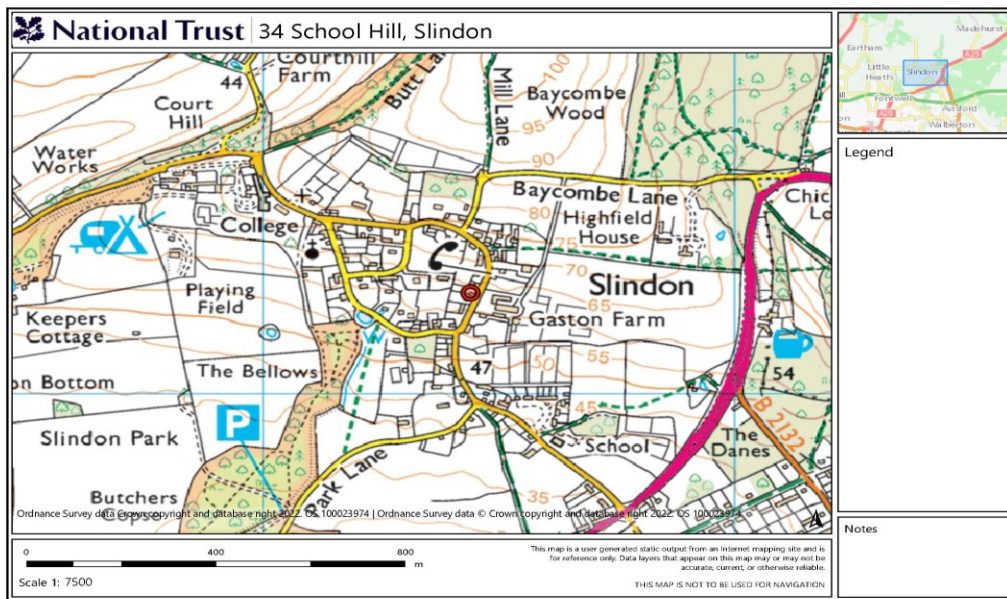
A charming 3 bedroom semi-detached cottage in the heart of the village of Slindon, near Arundel, West Sussex. Slindon is a charming and unspoilt village in the foothills of the South Downs, surrounded by beech woods, farms and open downland. Enjoy the stunning landscapes, historical sites, and vibrant community spirit that make Slindon a truly special place to call home.

The property is unfurnished. Pets will be considered and can be discussed on application.

For further information and to arrange a viewing, please contact Helen Gee, Lettings Officer
Email: helen.gee@nationaltrust.org.uk







The Location

This beautifully presented semi-detached 3-bedroom cottage, recently redecorated and featuring a brand-new kitchen, located in the historic village of Slindon on the National Trust's South Downs Estate. The property benefits from off-road parking for up to two vehicles and a good-sized rear garden, perfect for outdoor enjoyment. Slindon is near Arundel, West Sussex within the South Downs National Park and a short drive from the historic cathedral city of Chichester.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of the Slindon Estate that came to the Trust in 1950. Slindon Estate is 3,500 acres of Sussex woodland, farmland, downland and a picturesque village all divided by hedges, lanes, paths and tracks. The estate can be explored by 25 miles of public footpaths and bridleways as well as over 900 acres of open access woodland.

The village of Slindon has its own community run village shop.

Directions

From A27 East Bound: Follow the A27 past Chichester, staying on the A27 at each roundabout until Fontwell East Roundabout then take the second exit onto the A29. Turn left onto Park Lane. Turn left onto School Hill. Follow School hill up towards Top Road and 34 School Hill will be found on your left

From A27 West Bound: Follow the A27 until Fontwell East Roundabout then take the first exit onto the A29. Turn left onto Park Lane. Turn Left onto School Hill. 34 School Hill will be on the left as you go up the School Hill.

For users of satellite navigation, please use the postcode: BN18 0RS

What3words ///firebird.herbs.playfully

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

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For full details, including how to contact us and to book a viewing, please see details at the bottom of this section.

Entrance Hallway

Welcoming hallway providing access to the sitting room, staircase, and kitchen diner.

Sitting Room

A spacious sitting room with a feature fireplace, and a front-facing window offering plenty of natural light.

Kitchen Diner

A newly fitted kitchen with a range of units. Space for gas or electric cooker, fridge freezer, and dishwasher. The dining area includes a wood-burning stove, inbuilt storage, and an under-stairs cupboard.

Utility Space

Practical utility area between the kitchen and rear door, with wood flooring, a worktop, and space for a washing machine and tumble dryer. Door to WC. Fitted with a toilet and hand basin.

Bedroom 1

Generously proportioned double bedroom with radiator and front-facing window. Includes cupboard housing the hot water system.

Bedroom 2

Bedroom with radiator and window overlooking the rear garden.

Bedroom 3

Bedroom with radiator and rear garden views.

Bathroom

Comprising WC, hand basin, and bath with shower over. Includes radiator and heated towel rail.

Outside

The property offers driveway parking for the tenants, with the understanding that this area also serves as an access route for the Ranger Team to reach the orchard located beyond the rear garden. Access will be infrequent and limited to essential points throughout the year; however, tenants are asked to keep this route clear at all times and respect the shared-use arrangement. This ensures the team can carry out necessary conservation work while tenants continue to enjoy full use of their parking space.

The garden is of a good size, mainly laid to lawn, an ideal space for relaxation and outdoor entertaining.

PLEASE NOTE THERE IS NO ACCESS TO THE LOFT

Services The property has mains gas central heating and mains drainage.

Outgoings and Council Tax The tenant is to pay Council Tax and all other outgoing relating to the property. The property is in Band D for Council Tax and the standard charge for 2025 / 2026 payable to Arun District Council is £2418.90

Energy Performance Certificate An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £1800 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit.

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, and external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, and the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept on the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings: By appointment only.

Contact the Lettings Officer Helen Gee for more information, or to arrange a viewing.

helen.gee@nationaltrust.org.uk

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019