









Lettings

114 New Barn Cottage | Swallows Lane | Dial Post nr. Horsham | West Sussex | RH13 8NN

H.J. BURT
Chartered Surveyors : Estate Agents

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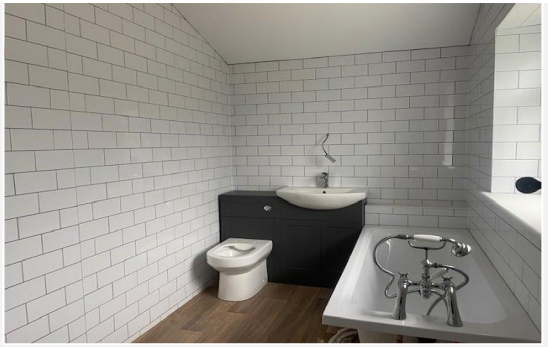
3 2 1 EPC B

Rental Guide: £1,995 - Per calendar month - Un-Furnished

- Semi-detached three-bedroom cottage EPC: B | Council Tax: C |Deposit: £2,301
- Extensively refurbished throughout
- Superb extended kitchen/diner
- Large rear garden & parking area
- Fabulous rural yet accessible setting within the heart of a country estate







Description

Enjoying a fabulous rural yet accessible setting within the heart of a country estate, this beautifully refurbished three-bedroom semi-detached cottage has been thoughtfully extended and boasts a superb spacious kitchen/diner with doors opening onto a generous rear garden, sitting room with wood burning stove, newly fitted ground floor bathroom and three bedrooms to the first floor. Substantial parking area. Conveniently positioned for access to major routes including the A24 and with direct access to countryside walks.

Dining Area 14' 4'' x 9' 7'' (4.378m x 2.932m) French doors to garden, engineered wood flooring, underfloor heating.

Kitchen 16' 0'' x 8' 2'' (4.870m x 2.5m) Doors to garden, newly fitted range of wall and base units, wood effect worktops, engineered wood flooring.

Lounge 13' 5'' x 12' 5'' (4.077m x 3.794m) Newly fitted beige carpet, wood burning stove, understairs cupboard.

Ground floor bathroom 9' 9'' x 6' 1'' (2.960m x 1.857m) Newly fitted white suite comprising bath with hand held shower attachment, separate shower cubicle, basin inset into vanity unit & WC.

Bedroom One 16' 3'' x 9' 6'' (4.955m x 2.887m) View of field.

Bedroom Two 10' 7'' x 7' 11'' (3.231m x 2.408m) Overlooking garden.

Bedroom Three 7' 11'' x 7' 5'' (2.422m x 2.267m)

Location

What3words:/// mainland.fabric.catchers

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 C.
3. **Services:** Mains water & electricity are connected. Underfloor heating from Air Source Heat Pump.
4. **Photos & particular prepared:** November 2026 (Ref JL MARLA)
5. **Property Reference:** HJB03550

Viewing

An internal inspection is strictly by appointment with: H.J. BURT Lettings Department

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