

Lettings



Spring House,
Edburton Road, Edburton, West Sussex.

H.J. BURT
Chartered Surveyors : Estate Agents

Spring House,

Edburton Road, Edburton, West Sussex. BN5 9LN

Rental Guide: £2,200 Per calendar month

To let on an Assured Shorthold Tenancy (unfurnished) - Please refer to H J Burt Lettings for further details on Tenant application & reference fees which apply in addition to the rent.

- **Spacious detached 4 bedroom house in a sought after rural hamlet**
- **Outstanding views of the South Downs to the rear**
- **Recently decorated and carpeted throughout**
- **Excellent family accommodation over two floors**
- **Recently refitted kitchen & ground floor cloakroom/shower room**
- **Attractive south facing rear garden**

Description

A detached four bedroom property situated in the sought after rural hamlet of Edburton. Extensively refurbished throughout. The property has sizeable, recently refurbished accommodation over two floors that includes 4 bedrooms plus additional study/dressing room, an extremely large sitting room that opens up into a garden room, kitchen/breakfast room, utility, snug and dining area. Pretty rear garden.

Living Room two square bay windows and uPVC double glazed windows with leaded lights, further square bay at the rear with double doors leading to

Garden Room uPVC double glazed windows with diamond leaded lights and double doors leading to the rear patio, tiled floor.

Dining Room fireplace with marble hearth and decorative oak surround, small oval mantel mirror. Square bay window, understairs storage cupboard and door leading to

Kitchen/Breakfast Room recently refitted in cream fronted units with limed timber work surfaces and matching hanging wall cabinets, exposed ceiling timbers, one and a half bowl stainless steel Lamona sink top and monochrome tap. Integrated appliances include Bosch double oven, separate four ring induction hob with brushed steel extractor canopy over, integrated AEG dishwasher, fully tiled floor. A door leads to Lobby to the side and in turn leads to the rear garden.

Utility Room fitted in similar units with space and plumbing for washing machine, uPVC

double glazed door to outside, double cupboard housing foam insulated hot water cylinder.

Cloakroom/Shower Room recently installed wash hand basin, WC and fully tiled shower cubicle.

Snug flint and brick fireplace, window overlooking the front of the property.

Bedroom One newly decorated and carpeted, radiator, double glazed window

Bedroom Two neutral decor, radiator, double glazed window

Bedroom Three radiator, double glazed window

Bedroom Four radiator, double glazed window

Dressing room/Study Accessed via bedroom four

Family Bathroom white suite comprising paneled bath with hand grips, low level WC and wash hand basin set on vanity unit with timber work surface and two double cupboards under.

Outside mainly laid to lawn with mature trees and shrubs, plus a flower and shrub border to one side. A small stream flows underneath a decked area to the side of the summerhouse at the rear of the garden.

Location

The property occupies an excellent rural location, yet is accessible to major routes and centres in the area. For the keen rider and walker, the property occupies an ideal position being situated at the foot of the South Downs National Park with superb riding and walking opportunities (there is public footpath just at the end of the entrance gates to the property), not only on the South Downs and South Downs Way, but also in the rural locality.

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 G.
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. Photos & particulars revised September 2019

Viewing

Strictly by appointment with H.J. Burt's **Lettings Department: 01903 879488.**

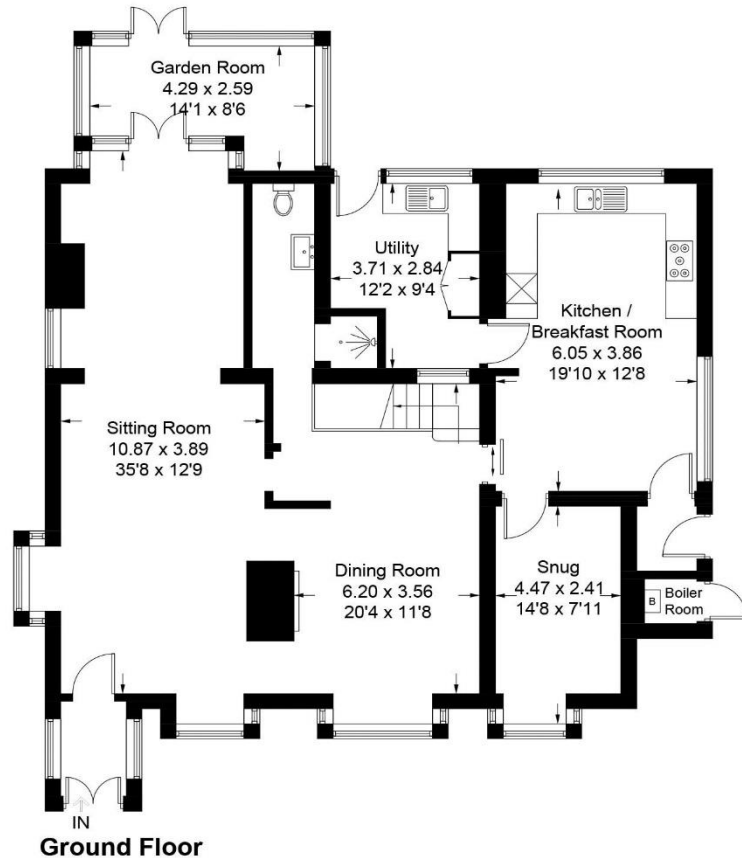


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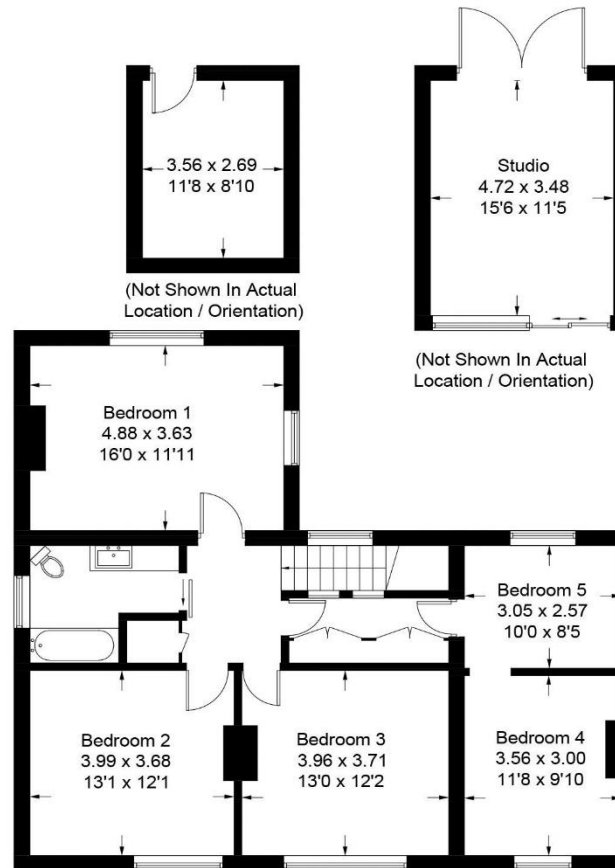
Approximate Gross Internal Area = 229.9 sq m / 2475 sq ft

Studio / Outbuilding = 26.8 sq m / 288 sq ft

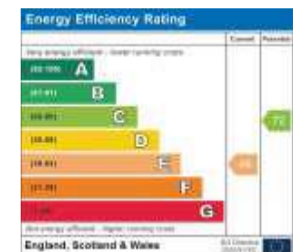
Total = 256.7 sq m / 2763 sq ft



Ground Floor



First Floor



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2018.(ID487056)

H.J. BURT
Chartered Surveyors : Estate Agents

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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.

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