

**CHURCHILL**  
COUNTRY & EQUESTRIAN



**1 Pallingham Manor Cottages**  
Wisborough Green, West Sussex



## 1 Pallingham Manor Cottages, Pallingham Manor, Wisborough Green, West Sussex, RH14 0EZ | £1450 per calendar month

Available to rent, a refurbished semi-detached 3 bedroom cottage on a lovely private Estate in rural West Sussex.

The cottage has a fitted kitchen / breakfast room, sitting room, downstairs cloakroom and a utility / boot / dog room. Upstairs there are two double bedrooms, one single bedroom and a family bathroom. The good-sized garden is lawned with a patio seating area, garage and a storage shed. Fees apply, please ask the Agent. EPC Band E. Available from 1<sup>st</sup> March 2021 on a long term let.

Pallingham Manor Estate lies to the west of the villages of Wisborough Green and Billingshurst which has a main line train station and a comprehensive number of shops and pubs/restaurants. The Estate offers quiet enjoyment of a glorious rural location, with excellent walking nearby on numerous footpaths and bridleways.



**Viewing strictly by appointment through the Landlord's Sole Agents Telephone: 01403 700222 | Web: [www.churchillcountry.com](http://www.churchillcountry.com)**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.