

CHURCHILL  
COUNTRY & EQUESTRIAN



**Brownings Cottage**  
Kirdford, West Sussex

## **Brownings Cottage, Kirdford, West Sussex, RH14 0LW | £1,200 per calendar month**

Available to rent, an attached 2-bedroom cottage in rural West Sussex.

Downstairs the cottage has a fitted kitchen, sitting room, hall / boot room. Upstairs there are two double bedrooms, one small nook, office or dressing area and a family bathroom. There is a garden to the front of the property with views across farmland.

EPC Band D. Available for long term let.

Brownings Cottage lies just outside Kirdford village, with local amenities of a village shop and excellent country pub/restaurant. There are numerous footpaths and bridleways nearby.



**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.