

# Lettings



6 Elm Terrace | Elm Grove Lane | Steyning | West Sussex | BN44 3RB

**H.J. BURT**  
Chartered Surveyors : Estate Agents

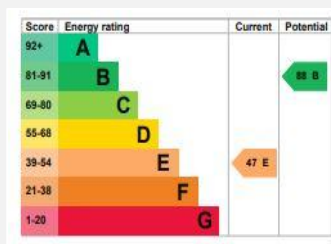


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Rental Guide: £1,350 - Per calendar month - Un-Furnished



- Character two bedroom cottage.
- EPC: E | Council Tax: C | Deposit: £1,557.00
- Short walk to the High Street
- Lounge with open fireplace
- Modern kitchen/breakfast room
- Modern bathroom
- Pretty courtyard garden



## Description

A well presented two bedroom end of terrace character cottage situated in the conservation area and a short walk from the High Street. Lounge with open fireplace and wooden flooring, modern fitted kitchen/breakfast room, two good sized bedrooms and modern bathroom. Pretty brick paved courtyard with attractive borders.

**Living Room** 11' 7" x 11' 6" (3.53m x 3.50m)

Open brick fireplace with quarry tile hearth, stripped wooden floorboards, sash window, radiator.

**Kitchen/Dining Room** 11' 0" x 11' 5" (3.35m x 3.48m)

Modern shaker style wall and base units, part tiled walls, wood effect worktop, stainless steel electric oven, integrated stainless steel gas hob with extractor over, integral dishwasher, tiled slate effect flooring, understairs cupboard, French doors leading to attractive courtyard garden. Radiator.

## Utility Shed

accessed outside, with point for washing machine and space for tumble dryer, hot water tank with wall mounted Potterton gas boiler, part glazed door, quarry tiled floor.

**Bedroom One** 11' 7" x 11' 6" (3.53m x 3.50m)

with feature fireplace with wood mantle over, sash window, pine stripped period door, radiator.

**Bedroom Two** 11' 0" x 6' 3" (3.35m x 1.90m) with recessed wardrobe area with hanging rail and shelf, curtain to front, dual aspect sash windows, radiator.

## Bathroom

Modern white suite comprising bath with shower over, low level w.c, pedestal wash hand basin, laminate effect flooring, heated towel rail, radiator and window.

## Outside

Attractive brick paved walled courtyard garden.

## Location

Elm Terrace is well located for access to the centre of the High street and the old market town with its wide range of traditional shops, trades and services. The town also boasts a health and leisure centre with swimming pool and other community facilities with schools for all age groups. Shoreham-by-Sea, approx. 5½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria). The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

## Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, 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, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared** July 2025
5. **Property Reference:** 429

## Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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