

Lettings

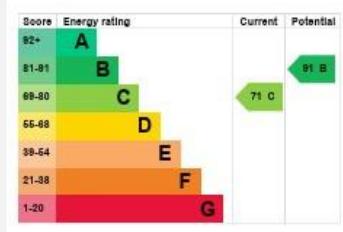


2 | Mimmack Close | Steyning | West Sussex | BN44 3SH

H.J. BURT
Chartered Surveyors : Estate Agents



- Two bedroom mid terrace house
- EPC: C | Council Tax: C | Deposit: £1,557.00
- Newly decorated & carpeted
- Modern kitchen/diner
- Newly fitted bathroom
- Enclosed rear garden
- Gas central heating



Description

A modern two bedroom mid terrace house with enclosed rear garden, offered in excellent order having been newly decorated and with new flooring throughout. With spacious accommodation comprising; modern kitchen/diner, lounge with wood effect flooring, conservatory, two bedrooms and newly fitted bathroom. Located in a popular residential area of Steyning and offering excellent access to main routes.

Entrance Porch

Tiled floor

Kitchen/Diner 14' 2" x 8' 11" (4.320m x 2.719m)

Fitted with a modern range of wall and base units, granite effect worktop, integrated gas hob, electric oven, extractor over, plumbing for dishwasher, understairs cupboard, wood effect flooring, door to conservatory

Lounge 14' 3" x 11' 6" (4.335m x 3.512m)

Newly decorated, wood effect flooring, radiator, double glazed window with fitted blinds

Conservatory

Tiled floor, radiator

Bedroom One 11' 7" x 10' 11" (3.530m x 3.338m)

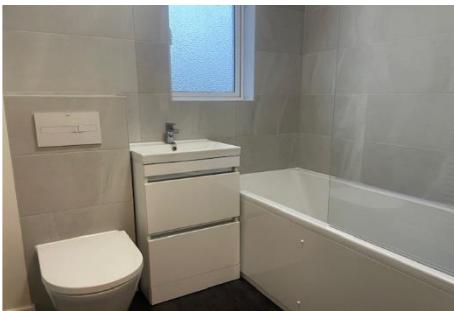
Two double glazed windows, radiator, newly decorated and carpeted, built in cupboard

Bedroom Two 9' 1" x 7' 4" (2.758m x 2.224m)

New decorated and carpeted, double glazed window with fitted blinds, radiator

Bathroom

Newly fitted white suite, bath with shower over, WC and basin inset into vanity unit, tiled walls, vinyl floor, obscured double glazed window, heated ladder towel rail



Outside

rear garden with patio & lawned areas

Location

What3words://jazz.slugs.emeralds

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:** February 2026 (ref JL)
5. **Property Reference:** HJB03318

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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