

# Lettings



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

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

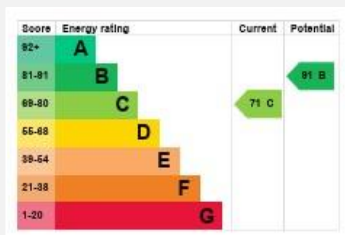


2 | Mimmack Close | Steyning | West Sussex | BN44 3SH

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



- 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)

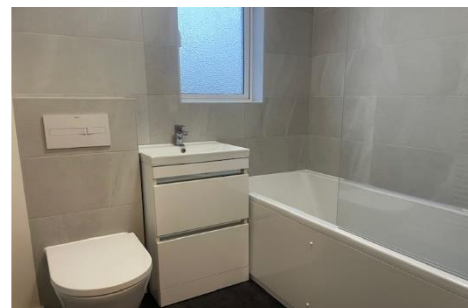
Two double glazed windows, radiator, newly decorated and carpeted, built in cupboard

### 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

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- 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.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** February 2026 (ref JL)
- Property Reference:** HJB03318

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Lettings Department**

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Find us @H.J.Burt



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