



Lettings

Peppers Cottage | Peppers Lane | Ashurst | West Sussex | BN44 3AX

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



- Recently refurbished three bedroom cottage.
- EPC: F | Council Tax: D | Deposit: £2,134.00
- Beautiful rural location
- Modern fitted kitchen with appliances
- Large lounge with wood burning stove
- Private rear garden
- Stunning views across adjoining fields

## Description

Situated in a peaceful rural location, a Grade II listed three bedroom cottage with private garden and parking and superb views. With recently refurbished accommodation comprising; modern fitted kitchen with appliances, large lounge with woodburning stove and outlook over garden, inner lobby/boot room, three bedrooms all with super views and modern fitted bathroom with shower over. Private lawned rear garden with views over adjacent fields. Parking area to the front of the cottage

### Inner lobby/Cloaks/Bootroom

Wood laminate flooring, radiator. Door leading to rear garden.

### Lounge 17' 5" x 11' 7" (5.316m x 3.527m)

Wood burning stove, wood effect laminate flooring, radiator. Dual aspect with outlook over fields.

### Kitchen 18' 0" x 7' 11" (5.492m x 2.406m)

Modern fitted range of cream wall and base units, integrated electric oven and hob with extractor over. Washing machine, dishwasher, fridge and freezer. Dual aspect.

### Bathroom

Modern white suite, digital shower over bath, concealed cistern w.c., basin into vanity unit, new vinyl flooring, obscured glass window.

### Landing

Radiator and electric radiator, airing cupboard.

### Bedroom 3 8' 4" x 12' 0" (2.543m x 3.650m)



### Bedroom 1 12' 3" x 11' 6" (3.724m x 3.508m)

### Bedroom 2 8' 11" x 9' 3" (2.730m x 2.818m)

Beamed ceiling, radiator, double glazing window overlooking fields.

### Outside

Private pathway leading to lawn overlooking adjoining fields. Brick outhouse with power.

## Location

The property is located on the rural outskirts of the sought-after small village of Ashurst with its popular Church of England primary school with the adjacent cricket and recreation ground, St. James' Church, a classic country pub at The Fountain, plus a variety of community events centred around the modern village hall. The historic old market town of Steyning is approx. 4.5 miles away and provides a good range of shops and amenities for everyday needs including a supermarket, restaurants and pubs, a sports centre, primary school and secondary school at Steyning Grammar School. The market town of Horsham is c. 10.75 miles distant and offers a more comprehensive range of facilities as well as mainline railway station with services to London Bridge and London Victoria. The nearby South Downs National Park provides many miles of spectacular walking whilst the coastal, business and entertainment City of Brighton & Hove is some 16 miles distant. The A24 is within convenient reach providing fast access to the historic market town of Horsham, the M23, Gatwick Airport, London and the wider motorway network.





## Information

1. **Outgoings:** The Tenant will be responsible for all electricity, 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 D.
3. **Services:** Mains water & electricity are connected. LPG fired central heating.
4. **Particulars prepared:** September 2025
5. **Property Reference:** HJB03098

## Directions

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## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

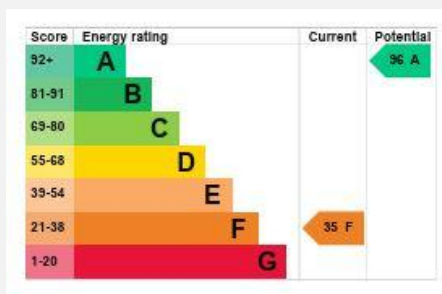
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