

Lettings



3 Longback Cottages | Water Lane | Wiston, nr. Steyning | West Sussex | BN44 3DX

H.J. BURT
Chartered Surveyors : Estate Agents



- EPC: E | Council Tax: C | Deposit: £1,557.00
- Pretty terraced cottage
- Two double bedrooms
- Fabulous rear garden
- Modern Kitchen/Breakfast room
- Allocated parking nearby
- Close to countryside walks

Description

A recently refurbished period cottage set in the heart of Wiston. With characterful accommodation comprising of recently refitted kitchen/breakfast room and utility room, sitting room complete with a wood-burning stove. Two double bedrooms and a well-proportioned bathroom with bath & separate shower cubicle. Large rear garden backing onto Wiston Stream. Outside brick storage shed. Allocated parking is available nearby.

Kitchen/Breakfast Room 14' 10" x 11' 4" (4.529m x 3.443m)

Recently fitted with a range of modern base units, integrated electric oven & hob with extractor over, plumbing for dishwasher, brick flooring, night storage heater, understairs storage cupboard

Utility Room 7' 6" x 7' 5" (2.276m x 2.255m)

Modern wall and base units, granite effect worktops, plumbing for washing machine, space for tumble dryer

Living Room 11' 11" x 10' 11" (3.634m x 3.332m)

Wood burning stove, night storage heater, neutral decor

Bathroom

Fitted with a modern suite comprising separate shower cubicle and bath with shower attachment, basin & WC, heated towel rail, wood effect vinyl flooring

Bedroom One 12' 0" x 11' 5" (3.657m x 3.470m)

Night storage heater, secondary double-glazed window overlooks garden, neutral decor

Bedroom Two 11' 11" x 10' 11" (3.643m x 3.340m)

Night storage heater, secondary double-glazed window

Outside

Large rear garden with patio area and brick outbuilding, allocated parking nearby

Location

What3words/// scribbled.labs.arranges

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 .
3. **Services:** Mains water, gas & electricity are connected. Electric heating
4. **Photos & particular prepared:** January 2026
5. **Property Reference:** HJB03319

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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