

Lettings



3 Old Dairy Cottages | High Street | Henfield | West Sussex | BN5 9HP

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



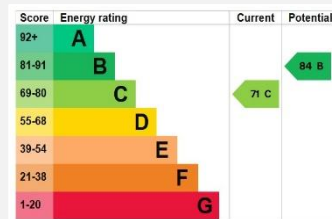
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Rental Guide: £1,800 - Per calendar month – Un-Furnished



- Well presented character property EPC: C | Council Tax: D | Deposit: £2,076.00

- Three bedrooms
- Modern kitchen with integrated appliances
- Rear patio garden
- Central village location
- Currently undergoing redecoration



## Description

In a convenient central village location, a very well presented three bedroom character cottage offering a perfect blend of modern convenience and period charm. The well proportioned accommodation will be further redecorated and offers a modern well fitted kitchen with integrated appliances, modern bathroom and rear courtyard garden. Situated moments from local shopping facilities and bus routes.

**Entrance Hall** Radiator, wood floor

**Kitchen** 14' 3" x 9' 4" (4.34m x 2.84m) Modern range of cream wall and base units, wood worktop, integrated gas hob, electric oven, fixed dishwasher and washing machine, grey wood effect laminate floor, double glazed windows.

**Lounge** 16' 8" x 15' 0" (5.08m x 4.57m) Wood floor, double glazed windows, French doors to garden, recessed spotlights.

**WC** WC and basin, heated towel rail, grey wood effect laminate floor.

**Bedroom One** 13' 8" x 11' 8" (4.16m x 3.55m) Double glazed, timber framed window, wood floor.

**Landing** Cupboard with hanging space, further cupboard with built-in shelving.

**Bedroom Two** 13' 3" x 11' 8" (4.04m x 3.55m) Two double glazed windows, radiator.

**Study/Laundry Room** 7' 0" x 4' 9" (2.13m x 1.45m) Built-in worktop and wardrobe, hanging space, double glazed window.

**Bathroom** White suite with modern bath with shower over, WC and basin, heated ladder towel rail, obscured double glazed window, tiled floor and walls.



**Bedroom Three** 12' 10" x 9' 4" (3.91m x 2.84m) Grey carpet, built-in wardrobe, double glazed windows, radiator, recessed spotlights.

**Patio** Rear paved garden.

## Location

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## 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 D.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** February 2026 (Ref JL)
- Property Reference:** HJB03351

## 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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