

Lettings



3 Bowmer House | Tideys Mill | Partridge Green | West Sussex | RH13 8WA

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £850 - Per calendar month



- Exceptionally well presented ground floor flat
- EPC: D | Council Tax: B | Deposit: £980.00
- 1 Bedroom
- Contemporary bathroom & kitchen
- Allocated parking
- Electric heating

Description

An exceptionally well presented ground floor one bedroom flat with allocated parking space. Recently refurbished throughout to include contemporary kitchen and bathroom. Close to local shopping facilities, bus routes and countryside walks.

Entrance Hall

Built in airing cupboard, vinyl flooring.

Living Room 8' 10" x 15' 5" (2.698m x 4.703m)

Cream carpet, range of built in storage, recessed spot lights, wall mounted electric heater.

Kitchen 8' 9" x 6' 6" (2.674m x 1.984m)

Contemporary range of white gloss wall and base units with granite effect worktops, integrated electric oven and hob, fridge/freezer, point for washing machine, vinyl flooring

Bedroom 11' 11" x 7' 2" (3.635m x 2.185m)

Cream carpet, built in wardrobe, electric heater,

Bathroom

Contemporary white suite comprising low level w.c, wash hand basin into vanity unit, bath with shower over, fully tiled walls, vinyl floor, double glazed window.

Location

Tideys Mill lies at the centre of the small village of Partridge Green which offers local shops, with a more extensive range of facilities being available in the old market town of Steyning within approximately 5 ½ miles and also at the village of Henfield within approximately 3 miles. Access to the A24 North of Partridge Green is convenient (about 2 ½ miles) with the

road providing dual carriageway connections to Horsham (approximately 9 miles) which offers an extensive range of facilities as well as a main line railway station. The A24 then connects to other major routes including Crawley and Gatwick Airport (approximately 17 miles) and thence to the M23 and national motorway network. The coastal town of Worthing is also accessible via the A24 (Southbound).

Information

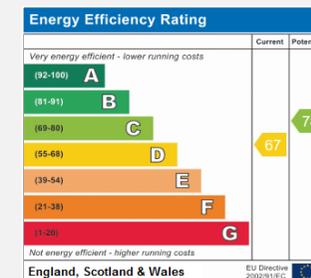
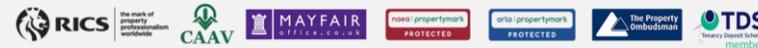
1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band B.
3. **Services:** Mains water, gas & electricity are connected. Electric heating
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB01689

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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