

Lettings



Old Stables Sunnyacres | Clappers Lane | Henfield | West Sussex | BN5 9NJ

H.J. BURT
Chartered Surveyors : Estate Agents



- Detached converted former stables
- EPC: D | |Deposit: £1,500.00
- Two double bedrooms
- Ensuite shower room & Modern family bathroom
- Private garden & parking
- Super downland views
- Quiet rural location

Description

Situated in a quiet rural yet accessible location, a refurbished detached two bedroom, two bathroom converted former stables with private parking and garden. Surrounded by own garden with lawned and patio areas, the beautifully presented accommodation comprises of open plan living space with modern kitchen and wood effect flooring, principle bedroom with newly fitted ensuite shower room, further double bedroom and modern family bathroom. Rent includes Council tax and lawn mowing.

Bedroom Two 16' 2" x 8' 7" (4.937m x 2.622m)
Dual aspect, over looks garden, recessed spotlights, newly decorated, new carpet will be fitted

Kitchen/Lounge 18' 8" x 16' 4" (5.689m x 4.972m)
Two radiators, glazed door to garden, wood effect flooring. Newly fitted white wall and base, wooden worktop and breakfast bar, integrated gas hob, electric oven with extractor, washing machine, tiled flooring.

Bathroom
Modern white suite - shower with bath, WC and basin into vanity, heated ladder towel rail, tiled flooring, built in cupboard and cupboard housing boiler.

Bedroom One 21' 8" x 10' 11" (6.595m x 3.334m)
Wood effect vinyl, two double glazed windows.

Ensuite shower
Newly fitted with large corner shower cubicle, WC and basin, tiled floor and walls.

Outside
Lawned garden with patio area and parking area Outside storage room

Location
w3w.co/assurance.spilling.dunes

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** included in the rent
3. **Services:** Mains water, gas & electricity are connected. LPG central heating.
4. **Photos & particular prepared:** December 2025
5. **Property Reference:** HJB03305

Viewing

An internal inspection is strictly by appointment with:
H.J. BURT Lettings Department
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