

Lettings



Pump Cottage | 13 High Street | Steyning | West Sussex | BN44 3GG

H.J. BURT
Chartered Surveyors : Estate Agents

- Delightful Grade II Listed detached cottage
- EPC: E | Council Tax: E | Deposit: £1,730.00
- Two double bedrooms
- Further office/study area
- Living room and separate kitchen
- West facing patio garden
- Period features and charm



Description

Pump Cottage is a beautifully presented 18th Century Grade II Listed detached cottage in a very central location. Arranged over two storeys, the ground floor is flint fronted with red brick dressings and quoins under a tiled roof. This exquisite property has much charm and character with exposed timbers, fireplaces and diamond-shaped leaded light window panes to the front, while being modernised to a high standard including contemporary shower room and underfloor heating.

On the ground floor is a modern fitted kitchen with integrated NEFF hob and oven, space for a breakfast table and snug window seat. The living room has exposed beams, tiled floor, feature fireplace with gas fire and 2 under stairs cupboards. At the top of the stairs are stripped & polished floorboards and a feature full length window, previously a door, that is designed to let light flood down. The two bedrooms are both doubles with built-in wardrobes, beams and neutral decor including carpets.

A useful space is used as an office/study with built-in bookcase and two windows and a door to the terrace. A shower room is modern with large walk-in shower, basin and toilet. To the rear is a pretty, private walled patio with external stairs to the street.

Location

What 3 words//rocker.beginning.spite

Pump Cottage occupies a prominent High Street position in central Steyning. Situated on the South side of the old market town of Steyning, the house is within easy reach of its wide range of traditional local shops, trades and services. The town boasts a health and leisure centre with a swimming pool and other community facilities with various sport and leisure clubs.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, 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 E.
3. **Services:** Mains water, gas & electricity are connected. Underfloor heating & Gas central heating.
4. **Photos & particular prepared:** Ref JL
5. **Property Reference:** HJB02985

Directions

From our Steyning office proceed in an Easterly direction along the High Street and over the mini roundabout, Pump Cottage will be found a short distance on the right hand side.

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

 Find us @H.J.Burt



RICS the mark of professional worldwide



CAAV OFFICIAL



MAYFAIR



noo! propertymark



aria propertymark



**The Property
Ombudsman**



APPROVED CODE
MAINTAININGSTANDARDS



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





Pump Cottage Steyning BN44 3GG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



Kitchen/Breakfast Room 10' 10" x 9' 11" (3.30m x 3.02m)

Living Room 10' 10" x 9' 5" (3.30m x 2.87m)

Bedroom 1 12' 9" x 10' 3" (3.88m x 3.12m) Max

Bedroom 2 11' 7" x 9' 5" (3.53m x 2.87m)

Study Area 9' 8" x 7' 11" (2.94m x 2.41m)

Shower Room 8' 9" x 6' 0" (2.66m x 1.83m)

Patio 15' 0" x 15' 0" (4.57m x 4.57m) Approx

