

Lettings

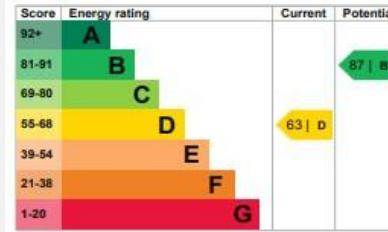


Stable Cottage | Newells Lane | Lower Beeding, Nr. Horsham | West Sussex | RH13 6LN

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

Rental Guide: £1,150 - Per calendar month – Un-furnished.

- One bedroom converted farm building EPC: 'D' | Council Tax: TBC
- Deposit: £1,326
- Pretty garden
- Parking
- Oil fired central heating
- Open plan living area
- Super rural position



## Description

A pretty one bedroom converted farm building with private garden in a super rural location. The well presented accommodation comprises open plan living room/kitchen with french doors leading to garden, double bedroom and modern white shower room. Pretty garden mainly laid to lawn with decked patio area , parking. Located in a convenient rural location with good access to Horsham Town centre.

**Kitchen** 18' 1" x 12' 6" (5.514m x 3.802m)

Fitted with a range of wooden wall and base units, electric oven and hob, fridge freezer, tiled floor; open plan to:

## Lounge

French doors to garden, neutral decor, radiator

**Bedroom** 12' 5" x 6' 10" (3.787m x 2.082m)

Feature part open wall, radiator, two windows

## Shower Room

Modern white suite with double shower cubicle, WC & basin, cupboard housing oil boiler

## Location

The property occupies a desirable rural location adjoining a mixture of farm, equestrian and woodland properties along a minor country lane and yet is very accessible being within 4 miles of the old market town of Horsham with its extensive range of shops, trades, restaurants and other facilities as well as superstore shopping and mainline train station with services to London Victoria and London Bridge. Haywards Heath, with similar facilities is within 10 miles.

Three Bridges, also with mainline train station is within 10 miles, whilst Gatwick Airport is within 14.25 miles. The coastal city of Brighton with its extensive recreational facilities and marina is within 20.5 miles and road connections are also good with the A23 (thence leading to the M23 and then the M25) being accessed at Handcross within 4.5 miles. Sporting and Recreation Walking and Riding along local footpaths and bridleways. Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Equestrian events at Hickstead, Pyecombe, Warnham and Ardingly. Golf at Horsham, Mannings Heath, Albourne, Worthing, Pulborough & West Chiltington. Sailing at Chichester, Shoreham-by-Sea & Brighton Marina. Theatre & Cinemas at Horsham, Guildford, Crawley, Brighton & Chichester. There are a good selection of state and independent schools for all age groups in the area, as well as extensive public footpaths and links to public bridleways.

## Directions

What3words://Removes.plankton.pills

## 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 tbc.
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** January 2026 (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB02235

## Viewing

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

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