



**WISTON**  
E S T A T E

**Rental Guide: £3,000.00 PCM**

*To let on an Assured Shorthold Tenancy for the minimum of a 12 month initial term (unfurnished).*

- Beautiful Listed Farmhouse
- Potential Family/Playroom
- Five Bedrooms & 1.5 Bathrooms
- Gated Driveway & Parking
- Large Family Style Kitchen



**Green Farmhouse,**

The Pike, Washington, Pulborough, West Sussex, RH20 4AA





## Property Information

**Entrance Hall** – Opens to a large expansive area with feature redundant brick surround fireplace.

**Family Room** – In the same location as the entrance hall this large open space allows flexibility as this space could be used as a second less formal sitting room or potential playroom.

**Dining Room** – To the right of the front door and entrance hall and with a separate access directly from the kitchen. This space allows a more formal dining area to be utilised. Enough space for a further table and with an open fireplace that can be used to further elevate the space.

**Living Room** – Large and spacious space with great light from doors leading to an external patio. This room also boasts a beautiful inglenook fireplace with full brick surround.

**Utility/Boot Room** – Accessed via the kitchen or through its own side door this space has feature brickwork floor. A small amount of cupboard space houses space for a purposeful sink and space for a washing machine. Leading off this area is a small downstairs toilet.

**Kitchen/Breakfast Room** – Recently fitted the spacious and bright space offers great storage options due to the many floor cabinets that have been installed. Induction hob and fan oven are installed alongside a full-size butler sink. Spaces have been left for a full height fridge/freezer and dishwasher. Due to the space in the kitchen this easily leaves enough space to house a large family table.

**Bedroom One** – The largest of the bedrooms at the front left-hand side of the property which allows more than enough space for large bed (*king size*) and all required furniture with redundant but feature fireplace.

**Bedroom Two** – A reasonable size room to the front right-hand side of the property enough space to house a double bed. Good built in storage options in the space of two wardrobes one with shelving already installed.

**Bedroom Three** – Facing the rear of the property this single bedroom could also be a potential option for a work from home office should be required.

**Bedroom Four** – A good side bedroom with feature window overlooking the mature trees at the rear of the property capable of housing a further double bed as a minimum.

**Bedroom Five** – Arguably the second largest of the bedrooms at the property. A good size and versatile space which includes small wardrobe space and two feature bookshelves sunk into the external wall.

**Bathroom** – This large and beautiful bathroom is a great space for a large family. Compromising of walk-in waterfall shower with hose attachment and beautiful painted pink roll top bath with great views again overlooking the mature trees at the rear of the property. The bathroom also houses a large airing cupboard with immersion tank.

**Toilet** – Separate WC and small sink beside the main bathroom.

**Outside** - You approach the property via gateway and shingle drive which opens to offer parking for numerous vehicles. Surrounded by mature trees the proximity to both road and sand pit are soon forgotten once within the boundary of the property itself. The good size wrap around garden requires some work in its current condition to ensure it can be used all year round therefore any potential tenant will need to be able to undertake a level of work to ensure the garden stays in top condition. Other external features included a small, grass field area to the rear of the property which can be overlooked by the brick patio which runs the length of the rear of the property. From all these areas an unspoilt view of Chanctonbury Ring can be enjoyed.

**Viewing Strictly by Appointment: Please Call Jake or Tina on 01903 812129.**

### General 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 G*)
3. Service: Mains Water & Electricity are connected, Oil operated boiler, Septic Tank.
4. Photos taken February 2020 and particulars revised July 2023.

Situated just off the Washington roundabout between Steyning and Storrington and just outside the boundary to Wiston Village itself. The closest town being Steyning offers a good range of local shops, trades and services, a health and sports centre with swimming pool, library, and other community facilities with schools for all age groups. The property itself sits just in front of Rock Common Sandpit which is to be considered by any potential tenant. Due to the location of the property however it boasts great access links to the A24 giving access to Worthing in the South and Horsham approximately 10 miles to the North. The road also provides dual carriageway connections to the A27/M27 and the M23/M25.