



1 Polecats Cottages,

Steining Road, Wiston, Steining, West Sussex, BN44 3DE

Rental Guide: £1,500 – £1,600 Per Calendar Month

To let on an Assured Shorthold Tenancy (unfurnished).

- Picturesque Listed Cottage
- Has Just Undergone A Full Refurbishment
- Great Location With Parking
- Hidden Garden With Stream
- Period Features Throughout

A charming cottage situated on the outskirts of Wiston Village with good access links to neighbouring Steyning. You approach the property via a path which crosses over Wiston Stream which runs through the garden. The property itself has been fully refurbished throughout however still retains its charming period nature.

This property very much needs to be seen to appreciate the full aspect.

Kitchen – A brand new kitchen with fitted appliances and generous storage options. Room for further appliances alongside a small seating space allow for a versatile offering. The traditional stable door also provides a sense of character and charm to the space.

Sitting Room – Nestled low down almost sunken into the earth a charming room with feature log burner/fireplace. Stairs leading to the upstairs with a passage through the dinning/family room mean the spaces is cosy yet feels like the heart of the property.

Dining Room/Family room – What would have historically been the dinning room this space could be used in a variety of ways. Arguably a dual space for study, dinning and or family room it really can be made to work for whatever purpose you had in mind.

Bedroom One – The first of two bedrooms of equal size, this room does boast a small storage cupboard which therefore would make it the principal bedroom.

Bedroom Two – The same footprint as bedroom one, fantastic space for a spare bedroom or potentially a home office with views over the front garden.

Bathroom – Fully refitted throughout the refurbishment, the property now has a fully fitted bath and overhead shower which continues the versatile theme of the property. The bathroom sits directly between the two bedrooms, so it is snug but perfectly formed.

Outside – The garden which sits to the front of the property has a number of different spaces, pathway leading from the parking area leads you over the top of Wiston Stream which cuts through the garden and follows through the neighbouring property beside the front door. To the right-hand side, you have a main lawned area with addition of mature trees. To the left-hand side, you have a wilder more untamed area.

The garden also benefits from a large outdoor storeroom which adjoins the side of the property itself.

The drive provides parking for 2 to 3 cars. **PLEASE NOTE:** Due to the extensive nature of the garden this will take a great deal of work to ensure it remains maintained throughout the tenancy. Due to its important village location the garden should be kept in good order at all times.

1. Outgoings: the tenant will be responsible for all electricity, telephone, water, and drainage charges.
2. Services: Water is charged by Southern Water, Mains electricity is connected, All electric heating, Private sewage system.
3. Council Tax: The tenant will be responsible for paying the council tax and the occupants are registered with the Local Authority on commencement of the tenancy. – Band E (Wiston) £2,788.26 per annum.

