



School House,

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

Rental Guide: £1,900 – 2,000 Per calendar month

To let on an Assured Shorthold Tenancy (unfurnished).

- Semi-Detached Picturesque Rural Cottage
 - Large Garden With Farmland Views
 - Two Reception Rooms
 - Three Bedrooms & Family Bathroom.
 - Parking For Numerous Cars

Part of the former Wiston Village School, this property has recently been fully refurbished to a very high standard. A traditional stone and flint-built property it certainly has the ‘WOW’ factor as you approach. A unique but reliable home waiting for its next long-term tenant to create a fantastic family home.

Entrance/Boot Room – To the side of the front door a small but perfectly formed entrance hallway/boot room.

Kitchen – At the back of the house the large kitchen has ample storage space, options of large or small fridge freezer will keep the budding chefs happy. Fantastic farmland views at the rear.

Utility Room – Directly off the kitchen fantastic storage space and room for washing machine and dishwasher if required.

Dining Room/Family Room – Versatile space which could be used in so many different forms. Traditional log burner sits at the centre of the room for those cosy winter evenings.

Study – Great home office or playroom space.

Living Room – Formal living space at the front of the property, large and spacious with beautiful open fireplace.

Bathroom – At the base of the stairs, fully refurbished with full size bath and overhead rainfall shower.

Bedroom One – The master bedroom, great size with ample storage space.

Bedroom Two – At the rear of the property, a fantastic size guest room.

Bedroom Three – With views of the laid to lawn garden and great sized room.

Outside - The house sits in rural and beautiful secluded spot, however within easy distance of Steyning a short drive away. The shared lane brings you to the front of the charming and picturesque cottage. Ample parking for multiple vehicles at the front with space for visitors. The garden is mainly laid to lawn making it easy to maintain, two small outbuildings make for useful storage space. Fantastic farmland views across the landscape to Bucnton Chapel.

PLEASE NOTE: The property is located on a shared access track which in winter can be wet and muddy.

1. Outgoings: the tenant will be responsible for all electricity, oil, telephone, water, and drainage charges.
2. Services: Water is water, Mains electricity is connected. Oil fired boiler. Private sewage system – *Shared with neighbour.*
3. Council Tax: the tenant will be responsible for paying the council tax and will that the occupants are registered with the Local Authority on commencement of the tenancy.

Viewing - Strictly by appointment: Please call Jake or Tina 01903 812129

* Particulars Prepared October 2024. Photos taken October 2024 – Please note the refurbishment was ongoing at this point.

