



East Harting, Nr Petersfield, West Sussex
£1,750 pcm, excl.

Newly Refurbished, Pretty, Terraced Cottage



Term: 12 months with the possibility of renewal
Bedrooms – 2
 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Newly Refurbished to an Extremely High Standard
 Large Sitting/Dining Room with Wood Burning Stove
 Fully Fitted Kitchen
 Utility Room
 Two Double Bedrooms
 Study
 Family Bathroom
 Garden, Woodstore and Shed
 Sun Terrace
 Private Off Road Parking

Description:

The property has been converted and finished to an extremely high standard throughout, with immaculate attention to detail. With a wonderfully spacious, light open plan living space and fully fitted kitchen, two double bedrooms, a further single bedroom, and modern bathroom, this property offers a wonderful, secluded home and would be perfect as a weekend retreat or for full time living.

The pretty, low maintenance garden lies to the rear of the property with a private sun terrace and glorious views.

Situation:

East Harting is a popular hamlet one mile from the sought after South Downs village of South Harting with its local shop, post office, pub, church and thriving community.

The area is surrounded by open countryside and is equidistant from Midhurst and Petersfield which provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The Cowdray and Goodwood Estates, both offering year round entertainment are within easy reach.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline stations at Petersfield and Haslemere offer a fast service to London Waterloo (one hour).

Located in the heart of the South Downs National Park, there are footpaths, cycle paths and bridleways in abundance and accessible from the front door.

White Goods: Full range included

Heating: LPG

Water and Drainage: Mains

Curtains: To principal rooms

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility



Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

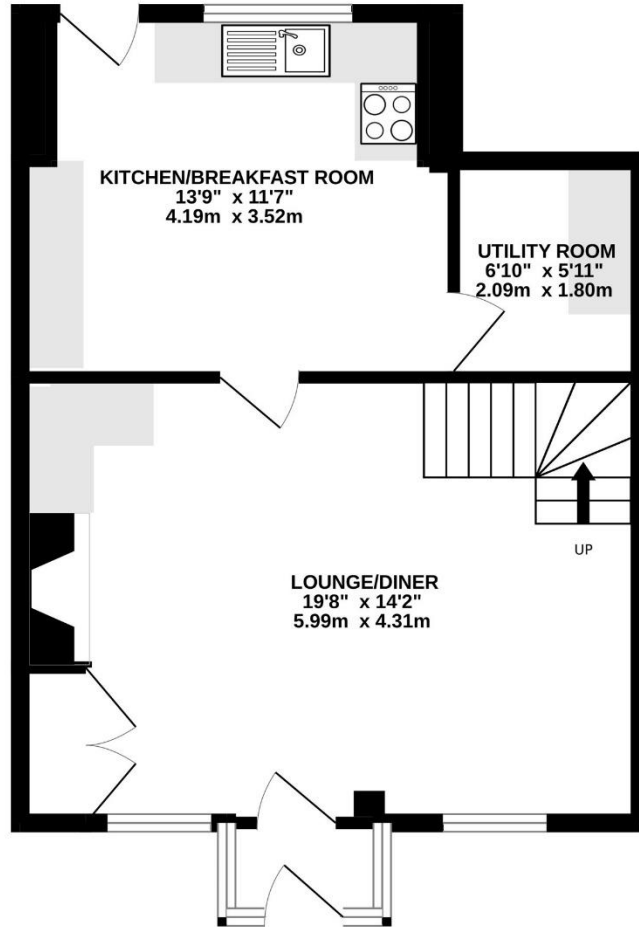
Please contact The Country House Company for further details – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

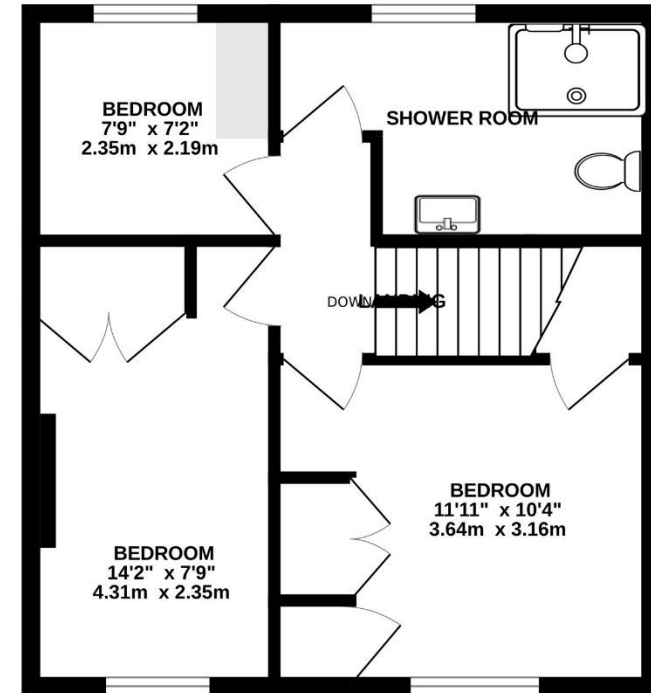
AVAILABLE NOW

Local Authority: Chichester District Council (Band E)

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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