

**New Cote Cottage, 6 Cote Street, High Salvington, BN13 3EX**

**£2750 PCM**



**TO LET**

**DETACHED 3 BEDROOM  
COTTAGE**

EPC: C  
Council Tax: Band D  
£2333.44

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**spratt&son** 

estate agents and chartered surveyors

**DESCRIPTION:**

Spratt and son are delighted to offer this three bedroom cottage located in High Salvington, a quiet and sought after location close to the main A27.

Immaculately presented throughout, decorated in neutral tones with oak flooring and underfloor heating, this beautiful property offers an unusual opportunity to live in this downland area.

The property comprises of a glazed entrance hall with storage cupboards, main entrance hall leading to light and airy living area comprising modern kitchen with island worksurface and breakfast bar, a range of built-in cupboards, built in double oven, microwave oven and five-ring hob, dishwasher and larder fridge. There is a lounge area with doors leaving to rear garden, dining area.

There is a separate utility room, and large walk in shower room, dressing room or study leading to further double bedroom which could be used as a separate dining room or home office

The first floor main bedroom has a range of fitted cupboards and an ensuite bathroom with stand alone bath. There is a further ground floor double bedroom with built in wardrobes and an ensuite shower room.

The property has private rear walled gardens and an attractive open Sussex barn providing covered parking and a garden shed. The entrance gates are remote controlled and there is plenty of parking with an attractive rockery.

**SERVICES:**

The tenants will be responsible for paying all outgoings including gas, electricity, water, council tax, telephone, etc.

**INSURANCE:**

Tenants are responsible for insuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

**The accommodation with approximate room measurements comprises:**

Ground Floor

Entrance porch  
Entrance hall

Living area 21'5 x 20'5  
Utility Room 5'11 x 5'11  
Large walk in shower room 9 x 5'4  
Dressing room 10'4 x 4'11  
Leading to:  
Double bedroom/dining room/home office 15'5 x 10'

Double bedroom 15'5 x 10  
Large walk in shower room 8'1 x 5'5

Stairs to:

First floor double bedroom 14' x 11'6  
Bathroom 11'6 x 7'7





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VIEWINGS AND FURTHER INFO:

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**COUNCIL TAX:**

Band D

2023/24: £2333.44

**EPC RATING: C**

Certificate number:

0560-3895-7627-2320-5415

**RENT**

£2750PCM

**DEPOSIT:**

£3170



