

3 Longback Cottages, Wiston

WISTON ESTATE

WISTON ESTATE

Water Lane, Wiston, Steyning, West Sussex, BN44 3DX

Rental Guide: £1,400 - £1,500 Per Calendar Month

To let on an Assured Shorthold Tenancy (unfurnished).

- **Recently Refurbished**
- **Period Features**
- **Wood Burning Stove**
- **Large Rear Garden**
- **Allocated Parking**

Outside – The property sits on Water Lane in Wiston Village which is an attractive area with many period properties a short distance away such as the old village tea rooms and Post Office. The property can be entered via the front or from the rear accessing via the neighbour's garden. The rear garden really is something special with Water Lane itself running to the bottom. Internally the property was fully refurbished throughout in 2022 and has been lovingly maintained ever since.

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, Electric Storage Heating, Mains Drainage.
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 C (Wiston) £2,024.82 per annum.

** Particulars Prepared November 2025*

** Pictures available upon request.*

Entrance Hallway – A small entrance hall to the front of the property gives you the chance to kick off those muddy boots from the many beautiful country walks on your doorstep. The stairs leading to upstairs are in front and to the right the door to the cosy living room awaits.

Living Room – As you enter from the entrance hall you are greeted by the snug and warm living room which sits perfectly at the heart of the property. The room can easily accommodate numerous furniture items without feeling too cluttered and overwhelming. To the front a large wooden framed window allows for lots of natural light however the addition of secondary glazing allows for minimal heat loss which is fantastic when noting the recently installed wood burning stove which sits prettily on a brick-built hearth in the centre of the room.

Kitchen/Dining Room – Installed when the property was refurbished in 2022 the kitchen really is a fantastic feature in this property, the wall lined cupboards hug the rear elevation of the property with clever cabinetry now adapted sitting in the dis-used fireplace. The period features condition as the brick stone flooring could not be more Sussex Cottage innkeeping if it tried. Again, to the rear a picturesque wooden framed window with secondary glazing installed looks over the outstanding rear garden and patio area. This room boast a high heat retention storage heater. **(Free-Standing White Goods Not Included)**

Utility – Just off the kitchen and fitted with the same cabinetry, a versatile space which houses your white goods and many other necessities. Space for boots and coats again allow some extra versatility at the rear of the property.

Bedroom 1 – To rear of the property the L-Shaped room feels cosy yet big enough to easily accommodate a double bed and storage as required. With views over the rear garden this is a space for calmness.

Bedroom 2 – Facing the front of the property another very good double sized room which could be great as a spare room and versatile enough to offer space for a home office should be required.

Bathroom – Re-fitted again in 2022, the bathroom is clean and fresh throughout. A full-size bath alongside a free-standing shower, WC and basin still leave plenty of floor space available.

Garden – To the rear and simply impressive, approx. 50-70 ft long with Wiston Stream at the end.

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

PLEASE NOTE – The allocated parking for the property is a short walk and you would need to walk on the main road to access the front or rear of the property.