



Bowleys, Washington

The Street, Washington, Pulborough, West Sussex, RH20 4AS

Rental Guide: £2,000 – 2,200 Per Calendar Month

To let on an Assured Shorthold Tenancy (unfurnished).

- **Has Just Undergone A Full Refurbishment**
 - Village Location
 - Large Family Home
- **Upstairs & Downstairs Toilets**
- **Multiple Entertaining Spaces**

Outside – The property sits on The Street in Washington Village which is an attractive area with many period properties within view. You enter the property from the side with one car parking space at the rear. The main garden for the property sits at the front and is lined with a double height brick wall for privacy. A pathway to an external gate leads back to the Street for pedestrian access and follows back past the entrance of the property for access via the Rear Entrance and access to parking as needed.

PLEASE NOTE – At the rear of the property a development of five new houses has just been approved which is being managed in collaboration with The Wiston Estate. More information can be provided including proposed plans as required.

1. **Outgoings:** The tenant will be responsible for all electricity, telephone, water, gas and drainage charges.
2. **Services:** Water is charged by Southern Water, Mains electricity is connected, Gas Central 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 E (Washington) £2,792.22 per annum.

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

** Particulars Prepared May 2025*

** Pictures available post refurbishment being completed.*

** Please see below very approximate floorplan for information purposes only.*

Entrance Hallway – Leading from the main front door with the stairs on the left to the first floor and with the entrance to the Snug/Family Room on the right-hand side, also comprising of good understairs storage cupboard which houses the electrical fuseboard for the property.

Snug/Family Room (10.49 ft x 8.85 ft) – As you enter the property you can find this room on the right-hand side and would arguably be suitable for a variety of uses such as snug, home office or family room and creates separation between the formal living spaces. Alcoves either side of the redundant fireplace lend themselves to good storage options.

Living Room (15.00 ft x 12.50 ft) – A extremely generous space which will allow one to fit ample amounts of furniture whilst having good storage space. On the left-hand side of the room a large alcove beside the fireplace could be a good option for a reading corner or small desk/office space. Also boasting a wood burning stove and views of the front garden a versatile space for the everyone to enjoy.

Dining Room (14.50 ft x 6.66 ft) – Formerly the Kitchen the new Dining Room space again offers great flexibility sitting directly between the main Living Room and the new Kitchen area, with access from the Rear Entrance this room also leads itself to being extremely versatile for modern living.

Kitchen (11.80 ft x 9.20 ft) – The newly fitted Kitchen space has been carefully thought through to offer a generous sized kitchen whilst allowing a huge amount of storage. Generous larder space alongside fitted Hob & Oven and also featuring new Gas Boiler, a breakfast bar has been included to again aid in making the space as versatile as it can be. **(Free-Standing White Goods Not Included)**

Rear Entrance – Leading from the rear of the property, what could easily be a good boot room with the downstairs WC to your right-hand side as you enter.

Downstairs Toilet (4.85 ft x 2.90 ft) – Compromising of WC and Basin a helpful addition alongside the upstairs Family Bathroom.

Bedroom 1 (14.40 ft x 12.70 ft) – What would be described as the master bedroom a very generous space with views over the front garden of the property. Due to the size of this space this bedroom would easily accommodate a large bed alongside a range of furniture and or storage options.

Bedroom 2 (10.50 ft x 12.36 ft) – The second largest bedroom easily still a double whilst again allowing fantastic space for extra storage as needed. Included is a charming period window seat again with views over the front garden of the property where one young or old could happily spend some time.

Bedroom 3 (9.70 ft x 5.40 ft) – The smallest bedroom, and one which would generally lead itself to a spare or children's room. There would be space to fit a single or perhaps a small double bed should be needed.

Family Bathroom (5.90 ft x 5.50 ft) – Completely new and relocated from downstairs to continue the theme of versatility and modern family living. Comprising of heated towel rail, WC, hand basin and bath with overhead shower as required.

Ground & First Floor Floorplans – Approximate Measurements

