



5 Stopham House, Nr Pulborough, West Sussex



5 STOPHAM HOUSE
Stopham, Pulborough
West Sussex RH20 1EA

TO LET - £1,600 PCM

**A spacious first floor apartment
in an impressive converted country house**

Entrance hall • Drawing room • Dining room
Kitchen/breakfast room • 3 large bedrooms
Family bathroom • Separate WC • Shower/utility
Single garage • Ample parking
Set in 5 acres of communal formal grounds

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SITUATION

Stopham House is situated just outside Stopham, a pretty hamlet with a church, on the outskirts of Pulborough and on the northern boundary of the South Downs National Park. Pulborough provides a range of local shopping facilities and a mainline rail station with a regular service to London (London Victoria and London Bridge). For a greater range of shopping facilities and recreational amenities Chichester, Worthing and Horsham lie within about 15 miles.

DESCRIPTION

A spacious and well presented first floor apartment comprising over 2000 sq ft of accommodation set in stunning surroundings with lovely rural views. The apartment has recently undergone a programme of refurbishment that includes redecoration, newly fitted shower and new carpets throughout.

The grand entrance leads to an attractive communal hallway with an easy rise staircase to the apartments. Number 5 is located on the first floor and has an entrance hall with storage cupboard and a separate shower room with plumbing for a washing machine. Also off the entrance hall is the magnificent drawing room with full height ceiling and a working fireplace. Three steps lead up to the inner





octagonal hallway which has wonderful natural light from the ornate skylight. Off the hallway are the three good sized bedrooms, bathroom, separate wc and the dual aspect dining room. The kitchen is off the dining room and is fitted with wall and base units and a stainless steel sink and drainer and the gas fired boiler. There is plumbing for a dishwasher and space for an electric oven.

OUTSIDE

Stopham House is approached via a private driveway and leading to a private shared parking area. There is a single garage with power, lighting and storage space. There are attractive and formal lawned gardens, in all extending to approx. five acres.

VIEWING

Strictly by appointment with the managing agents
RH & RW Clutton - 01342 410122

TENANCY

The property is to be let on an Assured Shorthold Tenancy Agreement for an initial period of 6 months with a view to continuing monthly thereafter by arrangement.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the property. The landlord will be responsible for the exterior and structure of the house and the maintenance of the communal grounds.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

EPC

The property has been given a EPC rating of E.

AGENT'S NOTE

Pets are not permitted at this property.

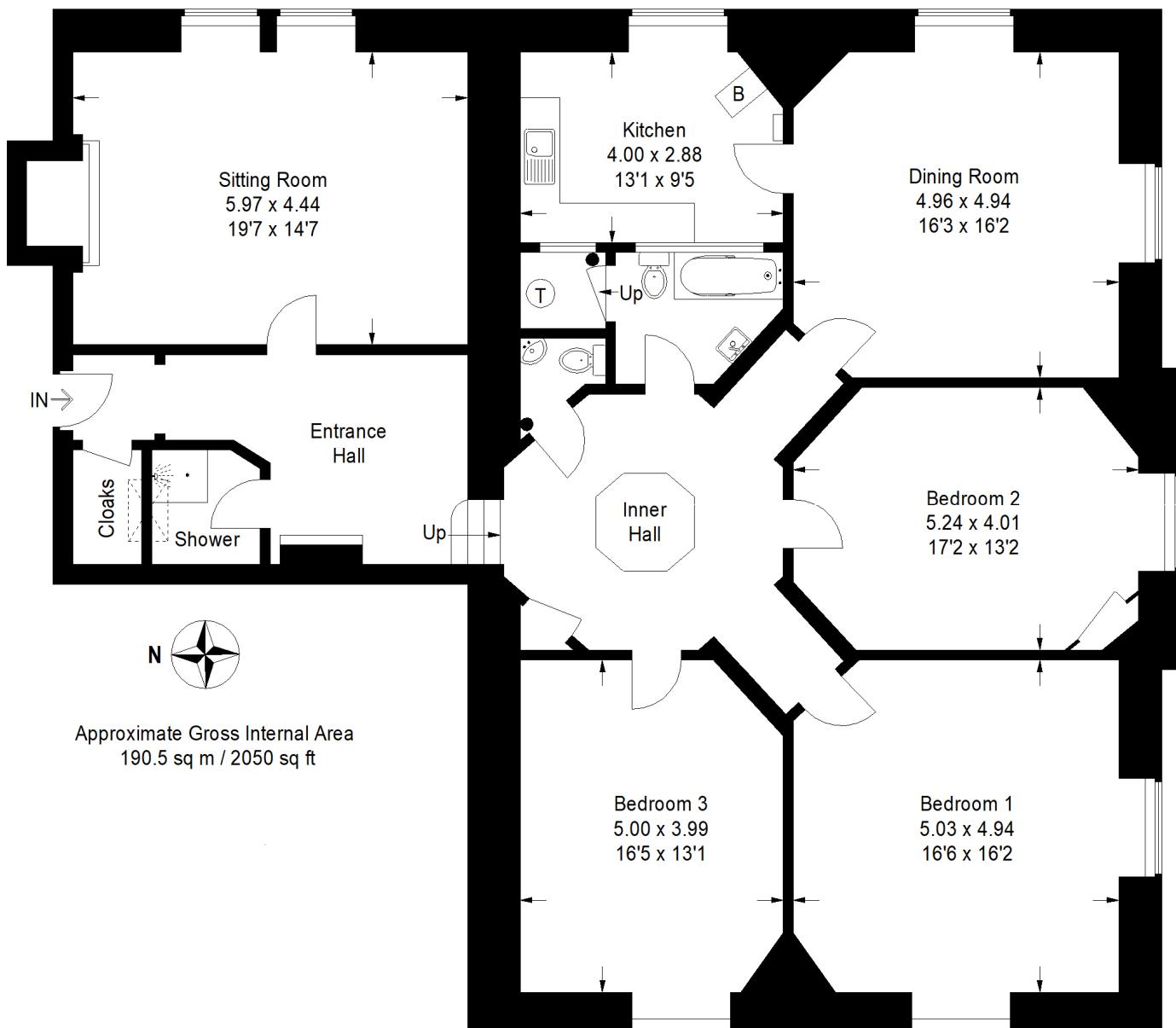
SERVICES

Mains electricity, gas, water and drainage.

OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Chichester District Council, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared.

For a full scale of Tenant Fees, please visit www.rhrwclutton.com.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared September 2019.



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