



Church Steps Cottage, The Street, Bolney, West Sussex, RH17 5QP

£1,500 Per Calendar Month

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PETS PERMITTED // A DELIGHTFUL two bedroom Victorian cottage situated in the heart of Bolney village with easy access to the motorway and airport. Offered unfurnished and available from the 16th July 2025.

The Cottage...

Church Steps Cottage is a charming 'chocolate box' home and enjoys an elevated position in the most historic part of Bolney with a dramatic backdrop of St Mary Magdalene's Church spire.

The cottage combines a wealth of attractive character & charm with all the efficiency of a modern home including underfloor heating throughout the ground floor. Internally the inviting accommodation includes a spacious 15ft sitting room to the front and beautiful fitted kitchen supplied by local & reputable Hamilton Stone Design. The kitchen boasts integrated NEFF and Hotpoint appliances (oven, hob, extractor, fridge/freezer, dishwasher & washer/dryer) and solid wood worktops.

The ground floor also boasts a stylish bathroom room with overhead shower. The study/bedroom 3 is the perfect spot for those who work from home.

Stairs rise to the first floor which incorporates the master bedroom with deep built in storage and divine rural views. The second bedroom is a single and also enjoys beautiful views.

Further attributes include neutral décor & carpets, wooden framed double glazed windows and oil fired central heating.

Step Outside...

Outside is an attractive garden with two tiers of lawn, a decked terrace and paved terrace providing the perfect space for some 'al-fresco' dining. The front garden is enclosed with white picket fencing to complete the quintessential 'cottage in the country' look. There is ample on street parking and further parking is available in the nearby village car park.

The Location...

Church Steps Cottage occupies a pleasant position within 'The Street', surrounded by picture postcard period property. Village amenities including a community shop, The Eight Bells Public House and St. Mary Magdalene's Church. For food we recommend visiting the Bolney Stage. Bolney's Wine Estate produces award winning English wines and is a delightful spot for a brunch, overlooking the vineyards. The highly regarded Bolney C of E Primary school is also within easy walking distance while the neighbouring village of Cuckfield provides secondary education with Warden Park. Bolney lies just west of the A23(M), providing swift vehicular access to London, Gatwick International Airport and the south coast. The village is surrounded by open countryside and to the north adjoins the High Weald Area of Outstanding Natural Beauty. For commuters Haywards Heath is approximately six miles distant and provides extensive shopping & leisure facilities. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins).

Bolney has a real sense of community with several social groups for all ages & interests and the annual 'Bolney Pram Race' is certainly an event to put in the calendar!

Informaiton

Council Tax Band: B

Broadband Speed: Superfast (up to 80 mbps)

Permitted Payments:

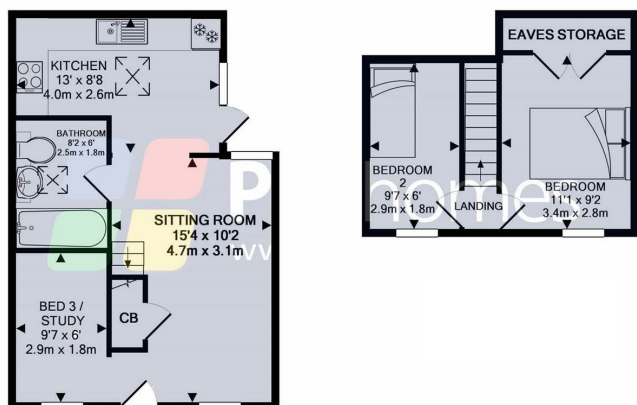
Holding Fee: One weeks rent

Deposit: Five weeks rent

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

N.B ONE PET PERMITTED FOR AN ADDIOTNAL £30PCM.

*** PHOTOS TAKEN NOVEMBER 2022



Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate.

Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.