



Penns Court, Horsham Road | Steyning | BN44 3BF

£390,000





We are delighted to offer for sale this spacious two bedroom mid terrace house situated close to Steyning High Street in this popular retirement development



# Key Features

- Two Double Bedrooms
- Mid Terrace Retirement Home
- Kitchen/Dining Room
- Spacious Lounge
- Conservatory
- Close Proximity To Steyning High Street
- Ensuite Bathroom And Ensuite Shower Room
- Carelink System
- Emergency Call System With A Part Time House Manager
- No Onward Chain



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Private wooden front door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising pvcu double glazed window, radiator, understairs storage cupboard with electric fusebox and storage, stairs to first floor.

LOUNGE West aspect. Comprising pvcu double glazed windows overlooking communal gardens, single light fitting, two wall mounted light fittings, radiator, attractive quartz fireplace hearth and attractive wooden surround, door out to:-

CONSERVATORY Comprising pvcu double glazed windows, pvcu double glazed door out onto attractive communal gardens, wall mounted light fitting, tiled flooring.

KITCHEN East aspect. Comprising pvcu double glazed windows overlooking communal gardens, radiator, laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring gas hob with extractor fan over, built in eye level oven, space and provision for fridge/freezer, dishwasher and washing machine, wall mounted matching cupboard housing combination boiler, vinyl flooring, ceiling mounted light fitting, pendant light fitting.

GROUND FLOOR WC Comprising low flush wc, radiator, vinyl flooring, single light fitting, extractor fan, hand wash basin with mixer tap towel rail.

FIRST FLOOR LANDING Comprising single light fitting, large fitted storage room with slatted shelving.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, fitted wardrobes with hanging rail and shelving, door through to:-

ENSUITE SHOWER ROOM East facing. Comprising velux window, low flush wc, hand wash basin with mixer tap and vanity unit below, wall mounted light, walk in shower cubicle with integrated shower attachment over and benefiting having fully tiled walls. Tiled splashbacks, vinyl flooring, towel rail, radiator, single light fitting.

BEDROOM TWO West aspect. Comprising velux window, radiator, fitted wardrobes with hanging rail and shelving, single light fitting, door to:-

ENSUITE BATHROOM West aspect. Comprising velux window, low flush wc, vinyl flooring, radiator, towel rail, panel enclosed bath, single light fitting, recessed light.

## EXTERNAL

FRONT Paved pathway leading, lawn area with mature shrubs and plants.

ATTRACTIVE COMMUNAL GARDENS

COMMUNAL PARKING

## TENURE

LEASE: 99 years from 23 June 1989 - approx 64 years remaining

GROUND RENT: £100 per annum

MAINTENANCE: Approx £2,048.00 per annum (payable half-yearly in June and December) to include the building insurance, gardening, window cleaning, exterior lighting, Carelink alarm system and water rates.

Age requirement - 60 years or over

## LOCATION

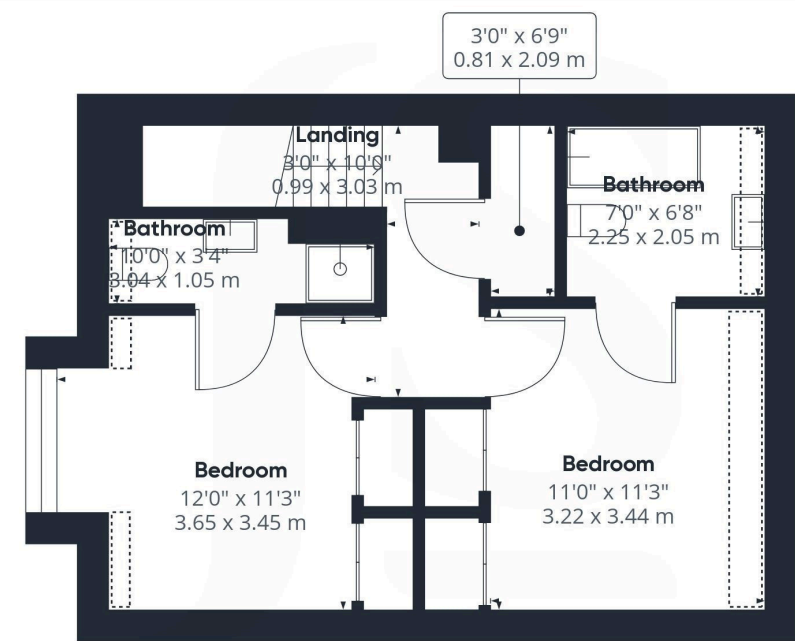
Steyning offers a comprehensive range of shopping facilities, schools for all age groups, library, health centre and leisure centre with swimming pool. Brighton City Centre is approximately 12 miles distant, Worthing and the coast is approximately 8 miles with Shoreham by Sea being only a short drive away.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 876.94 ft<sup>2</sup>  
 81.47 m<sup>2</sup>

**Reduced headroom**  
 27.13 ft<sup>2</sup>  
 2.52 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 980 sqft)

Tenure: Leasehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.