



12 | Church Mead | Steyning | West Sussex | BN44 3ST

**H.J. BURT**  
Chartered Surveyors : Estate Agents



12 | Church Mead | Steyning | West Sussex | BN44 3ST

Asking Price: £585,000 | Freehold



- Attractive detached house built in early 1990s
- Four bedrooms, main with ensuite
- Through double aspect Lounge/diner with doors to garden
- Large kitchen with garden access
- Integrated garage and off street parking
- Sought-after cul-de-sac location
- Shortcut to town centre

## Description

A lovely, spacious detached house in a sought after cul-de-sac in central Steyning.

Built in the later 1990s, this family house boasts four bedrooms and occupies a pleasant flat plot adjacent to a path that runs towards the church and into the town centre.

A bay fronted living room with wooden floors flows into the dining room which has French doors to the garden. There is a spacious fully fitted kitchen with granite worktops that again has doors to the garden as well as the integrated garage and cloakroom.

Upstairs are four bedrooms, the main having an ensuite shower room and there is a family bathroom. The house is in good decorative order throughout with solid oak doors and neutral decor. It has gas fired central heating and Upvc double glazing.

Outside is a lawned garden with wooden fencing all around, a large deck and shed. To the front is a wide drive to fit two parking spaces and a lawn with mature trees and shrubs.

## Location

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Church Mead is situated on the Gatewick Park development which is either approached through Middle Mead on the northern edge of Steyning or from the Steyning by-pass. There is an adjacent green open space and a pedestrian 'short cut' that leads into Vicarage lane next to the church and so the house is therefore well located for access to the high street with its wide range of traditional shops, trades and services. Steyning also has the benefit of an established health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

## Information

Property Reference: HJB01740

Photos & particulars prepared: by H J Burt April 2024 (JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'F'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

## Directions

The property can be accessed from the centre of the town via residential roads, but for ease of viewing continue along the Steyning bypass and turn into Canons Way, continue to the left to the T-junction, then turn left and continue up Abbey Road and turn right into Church mead. Follow round and the house will be found on the right side.

## Viewing

An internal inspection is strictly by appointment with:

## H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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Living Room 14' 5" x 12' 2" (4.39m x 3.71m)

Dining Room 9' 4" x 7' 5" (2.84m x 2.26m)

Kitchen 16' 11" x 10' 0" (5.15m x 3.05m)

Integrated Garage 12' 9" x 8' 10" (3.88m x 2.69m)

Bedroom 1 13' 1" x 8' 10" (3.98m x 2.69m)

En-suite 8' 10" x 6' 1" (2.69m x 1.85m)

Bedroom 2 13' 4" x 8' 7" (4.06m x 2.61m)

Bedroom 3 10' 8" x 8' 0" (3.25m x 2.44m)

Bedroom 4 9' 4" x 6' 7" (2.84m x 2.01m)

Family Bathroom 9' 4" x 6' 2" (2.84m x 1.88m)

