



7 Andrew Close | Steyning | West Sussex | BN44 3PA

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £600,000 | Freehold



- Spacious 4 bedroom link detached chalet bungalow with potential.
- Good size corner garden plot
- Quiet cul-de-sac location in central Steyning
- With scope for modernisation
- Downstairs bedroom with adjacent shower
- Garage and driveway
- Lovely gardens front and rear
- No forward chain

Description

A spacious chalet bungalow occupying a good size corner plot in a quiet cul-de-sac location in central Steyning.

This flexible accommodation has three double bedrooms on the first floor with a family bathroom and a further double bedroom on the ground floor with an adjacent shower room and which bedroom area could potentially be a second living space or office etc.

A large living room has a fireplace and large window overlooking the garden. A kitchen with adjacent dining room could be knocked through to create a large feature room.

The chalet style house has gas fired central heating via a floor standing Potterton boiler and double glazing.

To the side is a garage with up and over door with rear access and a window while the driveway in front can fit two cars.

There are lovely mature gardens to the front, rear and side boasting mature trees and plants around lawns with rear patio.

No forward chain.

Location

Andrew Close is a small cul-de-sac off Ingram Road on the Western side of Steyning in a quiet and pretty area easily accessible for the centre of the town. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line/River Adur heading South towards the sea. Steyning is an old market town and has a wide range of traditional local shops, trades and services and also boasts a 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: HJB02869

Photos & particulars prepared: 21st June 2024 (Ref JW ANAEA MARLA)

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

Local Authority: Horsham

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

What 3 words ///once.visit.partly

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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Find us @H.J.Burt

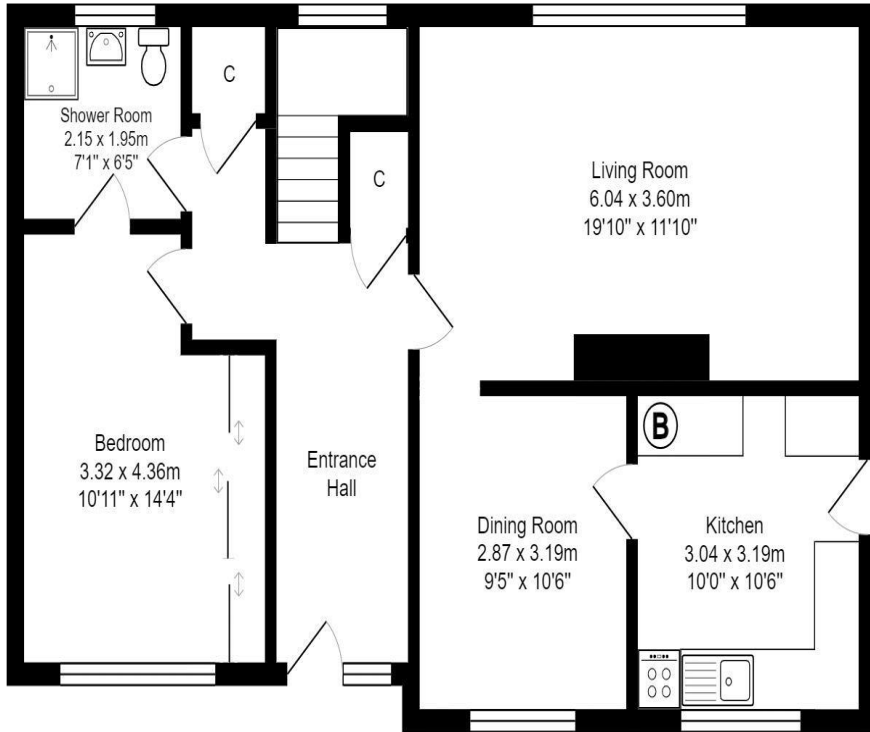


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

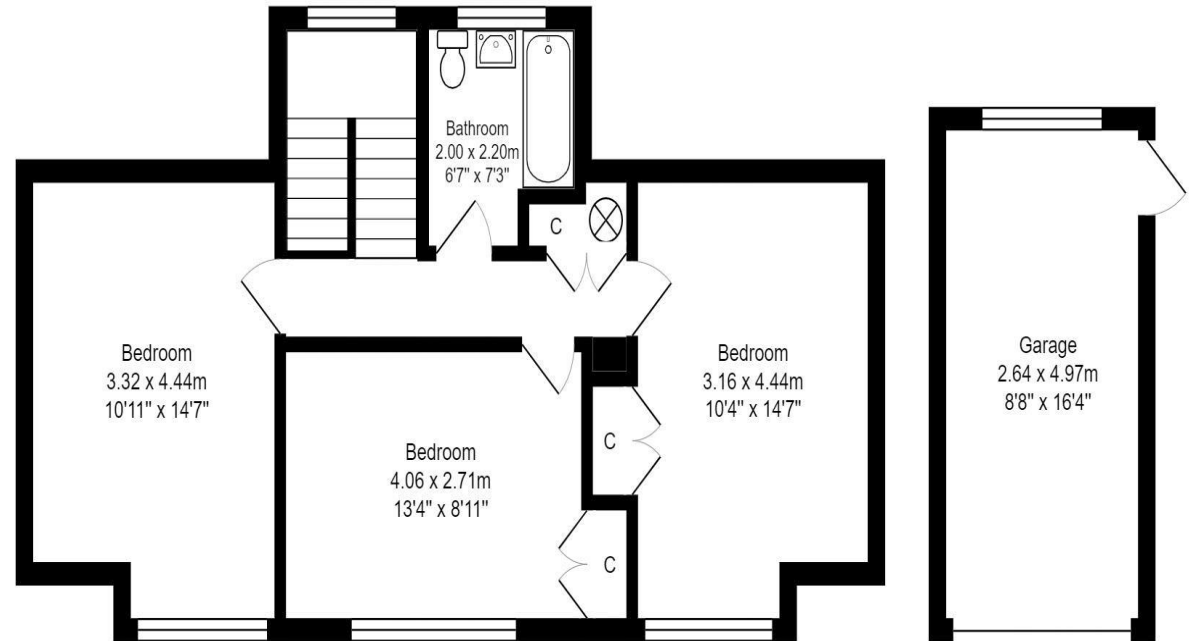




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Area: 77.3 m² ... 832 ft²



Area: 55.7 m² ... 600 ft²

Area: 13.1 m² ... 141 ft²

Andrew Close, Steyning, BN44 3PA

Total Area: 146.1 m² ... 1573 ft²

All measurements are approximate and for display purposes only.

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