



Pump Cottage 13 | High Street | Steyning | West Sussex | BN44 3GG

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



Pump Cottage | 13 High Street | Steyning | West Sussex | BN44 3GG

Guide Price Range: £500,000 - £525,000 | Freehold



- Delightful Grade II Listed detached cottage.
- Two double bedrooms
- Further office/study area
- Living room and separate kitchen
- West facing patio garden
- Period features and charm
- Underfloor heating
- No forward chain

## Description

Pump Cottage is C18. Grade II Listed detached cottage in a very central location. Arranged over two storeys, the ground floor is flint fronted with red brick dressings and quoins under a tiled roof.

This exquisite property has much charm and character with exposed timbers, fireplaces and diamond-shaped leaded light window panes to the front, while being modernised to a high standard including contemporary shower room and underfloor heating.

On the ground floor is a modern fitted kitchen with integrated NEFF hob and oven, space for a breakfast table and snug window seat. The living room has exposed beams, tiled floor, feature fireplace with gas fire and 2 understairs cupboards.

At the top of the stairs are stripped & polished floorboards and a feature full length window, previously a door, that is designed to let light flood down.

The two bedrooms are both doubles with built-in wardrobes, beams and neutral decor including carpets. A useful space is used as an office/study with built-in bookcase and two windows and a door to the terrace.

A shower room is modern with large walk-in shower, basin and toilet.

To the rear is a pretty, private walled patio with external stairs to the street.

This is an exceptional cottage, beautifully presented throughout and with no forward chain.

## Location

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Pump Cottage occupies a prominent High Street position in central Steyning. Situated on the South side of the old market town of Steyning, the house is within easy reach of its wide range of traditional local shops, trades and services. The town boasts a health and leisure centre with a swimming pool and other community facilities with various sport and leisure clubs.

## Information

Property Reference: HJB02874

Photos & particulars prepared: by H J Burt July 2024 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: 'E'

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

From our Steyning office proceed in an Easterly direction along the High Street and over the mini roundabout, Pump Cottage will be found a short distance on the right hand 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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

