



2 The Tannery | Tanyard Lane | Steyning | West Sussex | BN44 3BT

H.J. BURT
Chartered Surveyors : Estate Agents

2 The Tannery | Tanyard Lane | Steyning | West Sussex | BN44 3BT

Asking Price: £205,000 | Leasehold



- One Bedroom apartment.
- Ground Floor
- Double bedroom with wardrobe
- Central location
- En-suite Bathroom
- Underfloor heating
- No Forward Chain

Description

2 The Tannery is a lovely one bedroom apartment on the ground floor of the former Tannery building in Tanyard Lane.

Situated just off Steyning High Street, the building operated as a warehouse from the early 19th Century until its closure in 1941. It was converted in 2007 and consists of only 7 flats.

The apartment has a modern open plan feel with a living room leading into the fully fitted kitchen, double bedroom with mirror fronted wardrobe and an lovely ensuite bathroom with shower over the bath. It has recently had new flooring and is neutrally decorated throughout. The flat has underfloor heating, double glazing and door entry phone system. No onward chain.

Location

What 3 Words : ///mural.shielding.feasting

The Tannery is situated just off Steyning High Street and its wide range of shops 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.

Directions

From our Steyning office proceed down the High Street in a Westerly direction turning first right into Tanyard Lane, the property will be found along on the left hand side, there is a public car park just past the property on the right signed with the Health Centre.

Information

Property Reference: HJB01183

Photos & particulars prepared: August 2023 & revised July 2024 (Ref JW)

Services: Mains services of electricity, water and drainage.

Local Authority:

Council Tax Band: 'B'

The Lease is 125 years from 2013 (TBC)

Ground Rent; £200 per annum (first 25 years of lease term)

Service Charges - £1168.30

Building insurance £752.68 per annum

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.

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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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.



Dimensions

Living Room 14' 7" x 11' 0" (4.44m x 3.35m)

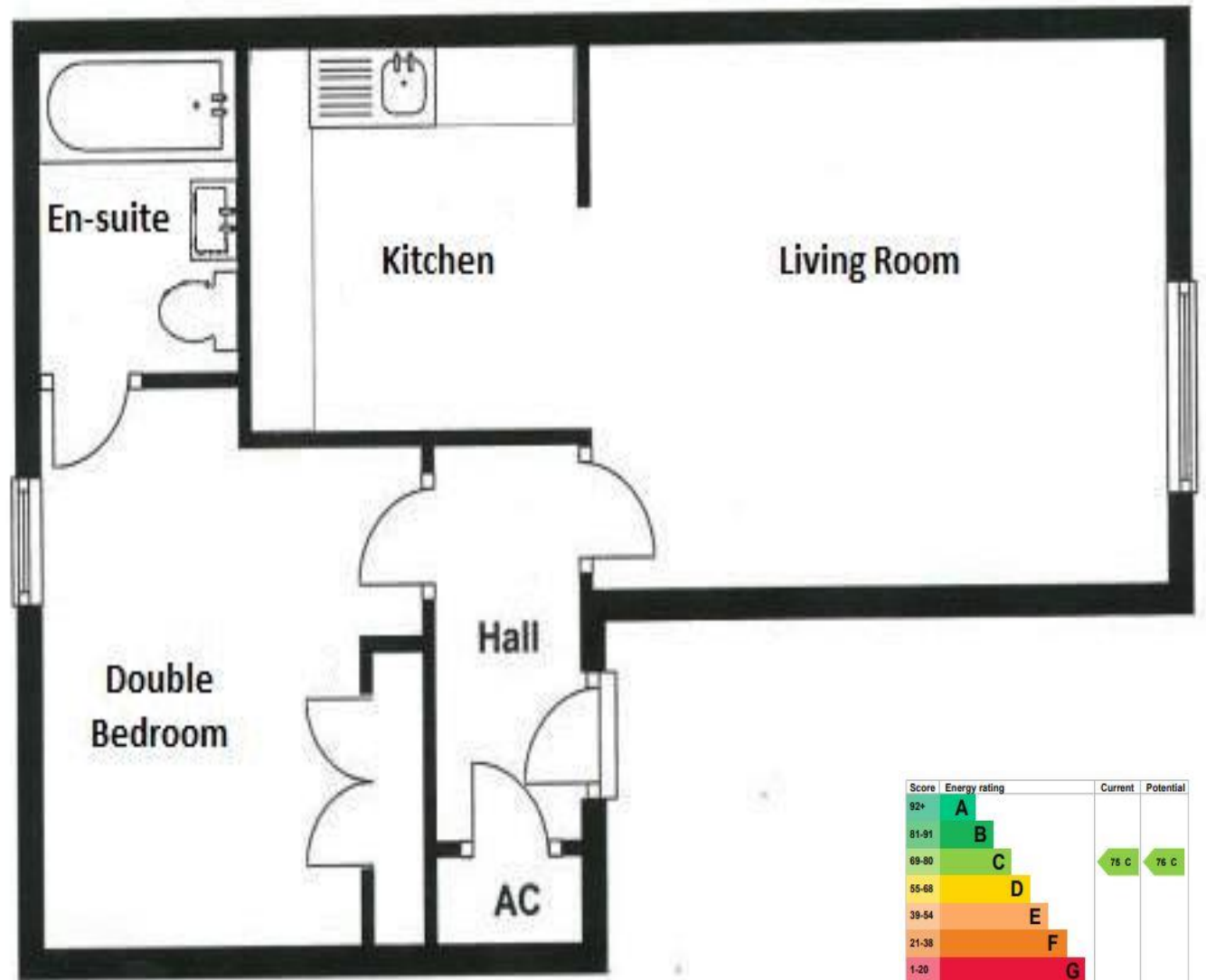
Kitchen 9' 1" x 7' 6" (2.77m x 2.28m)

Double Bedroom 11' 6" x 8' 7" (3.50m x 2.61m)

En-suite Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)



Approx. 40.3 sq. metres (433.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		