



4 Charlton Place Cottages | Mouse Lane | Steyning | West Sussex | BN44 3LX

H.J. BURT
Chartered Surveyors : Estate Agents

4 Charlton Place Cottages | Mouse Lane | Steyning | West Sussex | BN44 3LX

Asking Price £425,000 | Freehold



- Good size end of terrace cottage. Freehold.
- Edge of town location just off Steyning High Street
- Three double bedrooms
- Gardens front and rear
- Backs onto Wiston Estate land
- Double glazing and gas fired central heating
- Cellar
- No forward chain

Description

A good size end of terrace cottage believed to have been built in 1810 with a later two storey extension and cellar in an edge of town location on the outskirts of Steyning. Travel down Mouse Lane and hidden up on the right up some concrete steps is a small terrace of period cottages with number 4 being the first.

The current owner bought in the 1970s and added the extension to create a surprisingly large cottage. A central door leads into a small lobby with a living room on one side and the kitchen the opposite side. The living room has an cast iron stove and stairs to the first floor. The kitchen/breakfast room is an L-shaped room with space for a table, double aspect windows, door to the cellar and side access. A bathroom is also located downstairs.

Upstairs, there are three double bedrooms. Two have vaulted ceilings with exposed beams and all have lovely views over the neighbouring fields. The house has modern double glazing throughout and gas fired central heating but would benefit from some remodelling and updating.

The gardens to the front and rear are currently both overgrown but with a little imagination and work could be lovely quiet and tranquil spaces. No forward chain.

Location

What 3 words [///creatures.reefs.tastier](#)

The property is hidden away high at the end of Mouse Lane conveniently located at the end of the High Street of the old market town with its wide range of traditional local shops, trades and services. The town 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: HJB02875

Photos & particulars prepared: prepared July 2024 (ref JW)

Services: Mains Water, Electricity, Gas & Drainage are understood to be connected.

Local Authority: Horsham District Council

Council Tax Band: 'D'

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, turn left on the High Street and within a short walk the property will be found on the right hand-side Mouse Lane opposite the path to the Steyning Downland Scheme walk and rifle range.

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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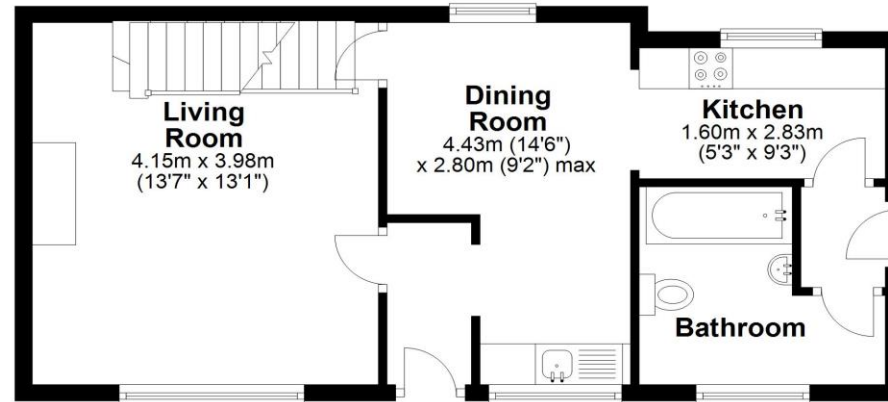
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.





Ground Floor

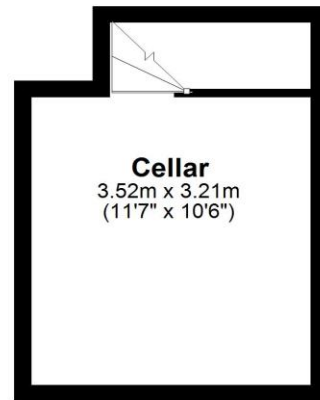
Approx. 41.4 sq. metres (446.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	82 E	
21-38	F		
1-20	G		

Cellar

Approx. 13.4 sq. metres (144.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 97.0 sq. metres (1044.2 sq. feet)