



23 | Roman Road | Steyning | West Sussex | BN44 3FN

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £630,000 | Freehold



- Attractive semi-detached chalet bungalow
- Large front and rear lawned gardens
- Driveway and garage
- Three bedrooms
- Three reception rooms plus full width conservatory
- Fully fitted kitchen with NEFF appliances
- Oak floors and doors
- No forward chain

Description

A pretty and surprisingly spacious semi-detached chalet bungalow in a popular residential part of Steyning with lovely gardens and attractive far reaching views. Arranged over two floors, this chalet bungalow has ample space and flexible accommodation and includes three bedrooms and three reception rooms plus a large full width conservatory across the rear.

A wooden framed porch leads into the hallway with oak flooring which extends into the living room (installed 2022). This West facing room has an open fireplace and far reaching views. The dining room has a cast iron fireplace and sliding doors into the conservatory. The third bedroom could alternatively be a home office or hobby room.

The kitchen has a good range of modern cream shaker style units with the complete set of NEFF integrated appliances, fridge, freezer, hob, oven, dishwasher, washing machine and even a built-in microwave. This double aspect room has access to the conservatory. A shower room has concealed cistern w.c. and corner shower cubicle with thermostatic shower. A wonderful feature is the conservatory that is spacious and has an outlook over the garden and beyond.

Upstairs the main bedroom has built-in wardrobes and excellent far reaching views to the front. The second bedroom has views over the garden and beyond. A small third room could be an office or dressing room etc.

The property has double glazing and gas fired central heating via boiler with full service contract.

To the front of the property is a lawn with mature borders and a large paved driveway leading to a garage with up and over door, light and power. The beautiful rear garden has



a summer house, shed and greenhouse and is well stocked with mature plants, trees and shrubs around a flat lawn and a substantial patio. No forward chain.

Location

what 3 words: ///sped.disband.brightens

Roman Road is on the Eastern side of Steyning in a quiet and pretty area, reached via Kings Barn Lane from the centre of the town. There is also a network of twittens to use for walking to the schools and High street. The old market town 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 and recreational facilities. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB02738

Photos & particulars prepared: by HJ Burt in April 2024 (ref JW)

Services: Mains services of electricity, gas, water and drainage. (not tested)

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, proceed in an Easterly direction along the High Street to the mini roundabout. Turn left into Church Street and continue along and over the road bridge into Kings Barn Lane. Turn into Roman Road on your right hand side and number 23 will be found on the right.

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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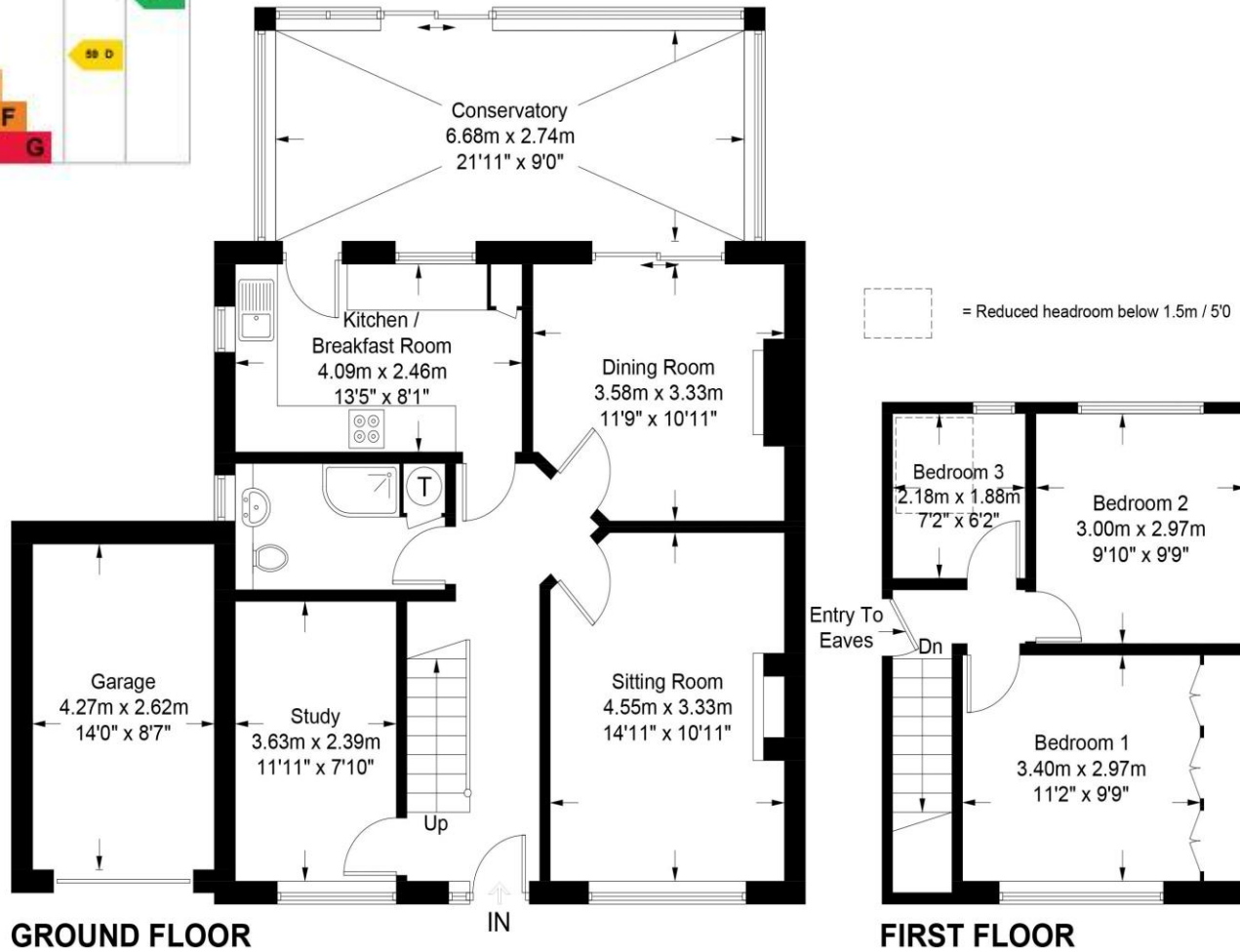


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft
 Garage = 11.0 sq m / 118 sq ft
 Total = 125.9 sq m / 1355 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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