



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

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



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Asking Price: £600,000 | Freehold



- Detached chalet bungalow in quiet cul-de-sac.
- Four bedrooms, two bathrooms
- Open plan kitchen/diner with large conservatory
- Gardens to front, rear and side.
- Gas central heating and double glazing
- Driveway leading to detached garage
- Newly decorated throughout
- Vacant with no forward chain

### Description

A recently decorated four bedroom detached chalet bungalow offering spacious family accommodation in a sought-after residential area. Andrew close is a small cul-de-sac of only nine detached houses in central Steyning. The flexible accommodation comprises three first floor bedrooms with a family bathroom and a further ground floor double bedroom with adjoining Jack & Jill bathroom. A spacious hallway leads into a living room with fireplace and a large opening to a dining area and in turn leading to the kitchen and a large conservatory.

There are secluded gardens to the front, side and rear mainly laid to lawn with wooden fencing and mature trees and shrubs. A driveway for one vehicle leads to a detached garage which also has a side door and rear double glazed windows. The house is clean and tidy with some new carpets and both current electrical and gas certificates but would benefit from some updating. Offered with no forward chain.

### Location

What 2 words ///clash.spelled.frightens

Andrew Close is on the Western side of Steyning in a quiet area just off Ingram Road 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: HJB02943

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

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

Local Authority: Horsham District Council

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.

### 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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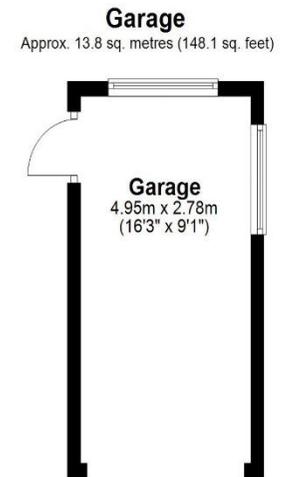
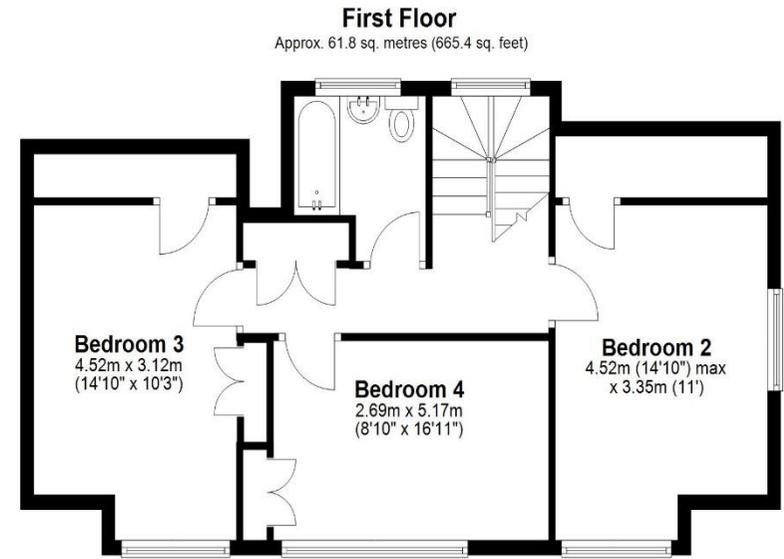
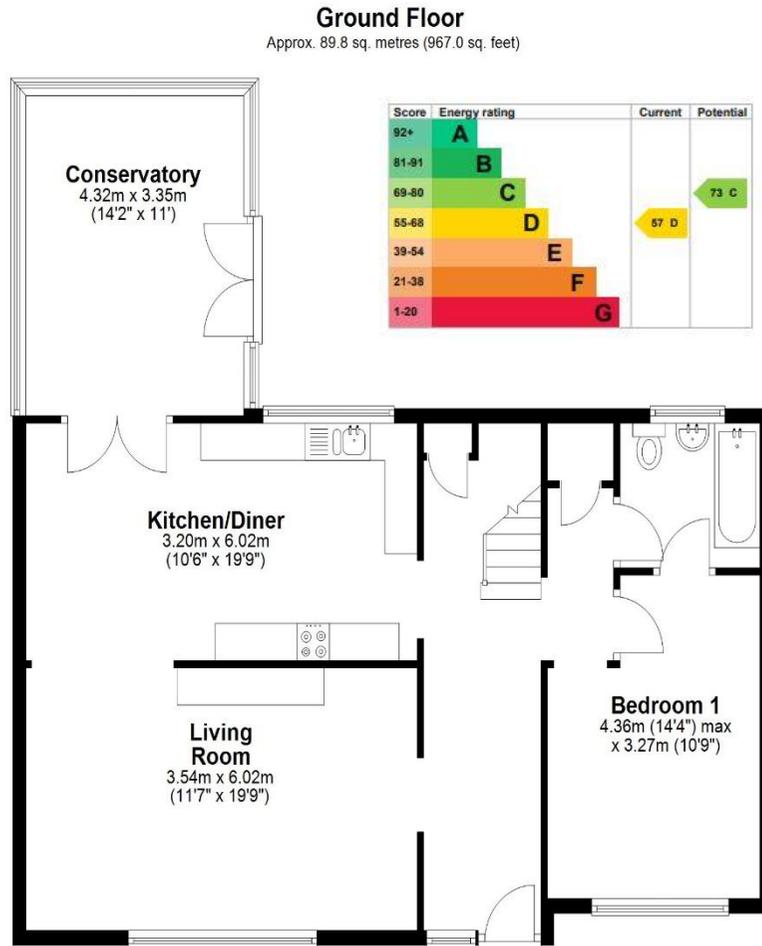
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Total area: approx. 165.4 sq. metres (1780.6 sq. feet)