



50 | Toomey Road | Steyning | West Sussex | BN44 3SD

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £168,000 | Leasehold



- Spacious ground floor apartment.
- One bedroom
- Off street parking
- Modern kitchen & bathroom
- Gas central heating
- Communal gardens
- No forward chain

Description

A spacious one bedroom ground floor apartment on the fringe of the Steyning, within walking distance of the High Street and close to a main bus route. Occupying half of the ground floor of a small low rise block of four flats, this well presented flat has a spacious living room, separate kitchen, double bedroom and a bathroom with white suite. The hallway has four cupboards include a large walk-in with light and power. All of the windows are Upvc double glazed and there is gas fired central heating via a Worcester Bosch combi boiler. To the front and rear are large communal gardens mainly laid to lawn. Although on street parking is convenient, there is a car park to the side with unallocated spaces. The flat was previously a rental at £800 a calendar month and so there is no forward chain. Mains services of electricity, gas, water and drainage.

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Location

Toomey Road is a quiet residential road with convenient reach of the Shooting Field area of Steyning close to the Primary and Grammar schools. 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: HJB02318

Photos & particulars prepared: September 2024 & revised February & May 2025 (Ref JW)

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

Local Authority: Horsham District Council

Council Tax Band: 'B'

Lease expires 25th December 2117 - 95 years remaining

Ground rent - £10 per annum

Maintenance - £1305.74.19 per annum (2023-24)

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 High Street office head in an Easterly direction to the mini-roundabout with Church Street, proceed along Church Street and take the second left, down to the T-junction, turn right up to Shooting Field and continue all the way to Toomey road. Turn right and the property is on the left.

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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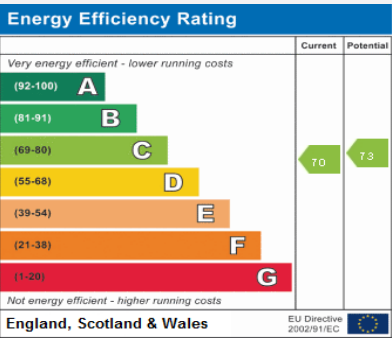


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The accommodation comprises:

Hallway 7' 9" x 3' 4" (2.36m x 1.02m)

Living room 15' 7" x 10' 3" (4.75m x 3.12m)

Kitchen 10' 4" x 7' 9" (3.15m x 2.36m)

Bedroom 11' 0" x 10' 10" (3.35m x 3.30m)

Bathroom 7' 3" x 5' 8" (2.21m x 1.73m)

Cupboard 7' 8" x 3' 4" (2.34m x 1.02m)

Communal Gardens & Parking

