



7 Swallowmead | College Hill | Steyning | West Sussex | BN44 3HE

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



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Offers Over: £300,000 | Share of Freehold



- Beautifully presented ground floor apartment.
- Two Double Bedrooms, En-suite Shower room and main bathroom
- Spacious bay fronted living room
- Well appointed kitchen with integrated appliances
- Allocated parking space to rear
- Video entryphone
- Gas fired central heating and double glazing
- No onward chain

## Description

A beautifully presented ground floor two double bedroom apartment in a modern purpose built development. Located in a quiet residential road in central Steyning just off the High Street, this light and airy property has a private parking space and a large communal garden at the rear.

The communal entrance hall leads to a private front door with security video entry and into a long hallway with lots of storage.

The living/dining room has a bay fronted window while the stylish fully fitted modern kitchen has the full range of integrated appliances. There are two bedrooms with the main having an en-suite shower room while the second double bedroom is adjacent to the family bathroom.

There is a full gas central heating system and double glazing throughout. To the rear of the development are communal gardens and an allocated parking space. No onward chain.

## Location

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The property is well located close to the High Street and 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: HJB03022

Photos & particulars prepared: January & March 2025 & revised June 2025 (Ref JW)

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

Maintenance Charges: approx. £1800 per annum

Ground Rent: NIL

Lease Length: 125 years from 1st June 2004

Managing Agents: Property Central (Hove) Limited

Local Authority: Horsham District Council

Council Tax Band: 'D'

## 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

Lounge 18' 0" x 14' 0" (5.48m x 4.26m) max

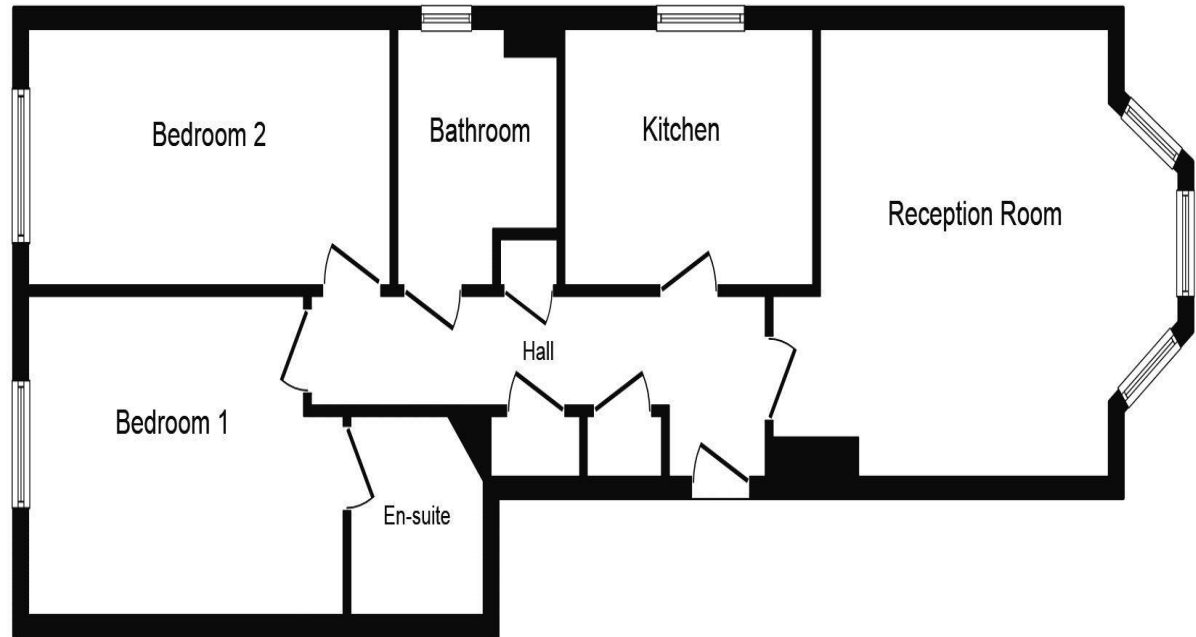
Kitchen 10' 0" x 7' 11" (3.05m x 2.41m)

Main bedroom 14' 1" x 9' 10" (4.29m x 2.99m)

En suite shower room

Bedroom 2 16' 0" x 7' 11" (4.87m x 2.41m)

Bathroom



Floor Plan



Total floor area 72.0 sq. m. (775 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 76      | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |