



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

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in the Region Of: £300,000 | Share of Freehold



- Top floor apartment in sought after central Steyning location
- Two double bedrooms, ensuite shower room and family bathrooms
- Bay fronted living room with far reaching views
- Lift access, video entry phone
- Modern kitchen with integrated appliances
- Allocated parking space and communal garden
- Gas fired heating & double glazing
- Vacant possession

Description

A spacious two double bedroom, top floor apartment forming part of a modern purpose built development in central Steyning on a quiet residential road only a short walk to the High Street.

The apartment has lift access, video entryphone, private parking space and a large communal garden at the rear. A bay-fronted living/dining room has lovely far reaching views over rooftops to the South Downs beyond, a fully fitted modern kitchen includes Bosch integrated appliances - fridge/freezer, dishwasher, washing machine, microwave and cooker.

The main bedroom has a built-in wardrobe and an en-suite shower room, a second double bedroom lies adjacent to the bathroom. The long hallway has good storage space, and the entire apartment is neutrally decorated with cream carpets.

To the rear is an allocated parking space and a large communal garden laid to lawn with mature borders. The flat is fully double glazed with gas fired central heating. No forward chain.

Location

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The property is located in a pretty residential roads in central Steyning within convenient reach of the historic and thriving High Street with its range of traditional local shops, trades and services. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations and schools of all age groups and churches of most denominations. Footpaths leading to open

countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property. Shoreham-by-Sea, approx. 5.5 miles to the Southeast has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of 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: HJB03086

Photos & particulars prepared: H J Burt April 2025 & revised June 2025 (ref JW)

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

Local Authority: Horsham District Council

Council Tax Band: 'D'

Maintenance Charges: £1,800 per year

Ground Rent: NIL Lease length: 125 years from 1st June 2004

Managing Agents: Property Central (Hove) Limited

Directions

From our Steyning Office proceed in an Easterly direction over the mini roundabout, taking the second turning on the left 'College Hill', ascend to the top of the brow and Swallowmead will be found on the left hand side.

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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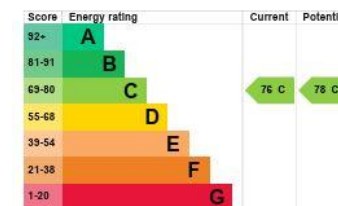
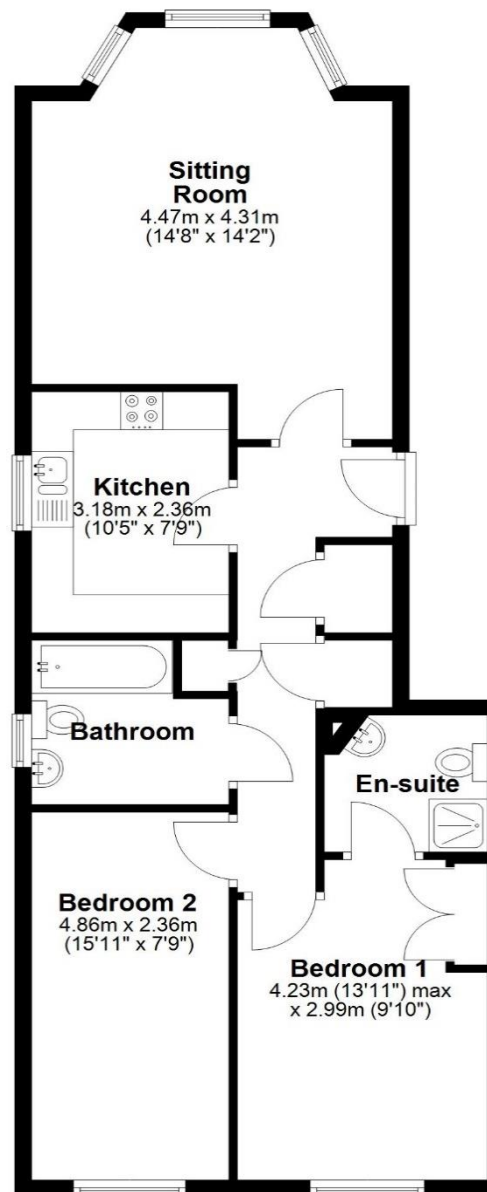


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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. 70.3 sq. metres (756.2 sq. feet)



Total area: approx. 70.3 sq. metres (756.2 sq. feet)