



28 | Ingram Road | Steyning | West Sussex | BN44 3PF

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







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Asking Price: £625,000 | Freehold



- Immaculately presented detached bungalow
- Spacious, light and bright living room
- Two double bedrooms with built in wardrobes
- Further bedroom/sitting room leading into conservatory
- Modern kitchen/breakfast room
- Separate utility room and w.c.
- Luxury shower room
- Integrated garage with driveway

## Description

This stylish bungalow is perfectly situated in a popular residential area, a convenient walk from the High Street. Inside, the property boasts two spacious double bedrooms with built-in wardrobes, whilst a third bedroom also offers flexibility for use as an office or second sitting room, seamlessly connecting to the conservatory via double doors. This lovely space has double doors to the garden.

The bright and airy living room is ideal for entertaining, with good space for sofas, a dining table, and chairs. Two large windows flood the room with natural light, and a brick fireplace features an electric fire, with the option to install a gas or solid fuel burner using the original chimney.

The modern kitchen is equipped with high-gloss white units, integrated appliances, and space for a breakfast table and chairs. A utility room and integrated garage are conveniently located adjacent to the kitchen, alongside a cloakroom. A luxurious shower room boasts a walk-in double shower, wall-mounted sink, and toilet, all set against a backdrop of stylish tiling.

Outside, the formal front garden is laid to lawn, with a low retaining wall and driveway accommodating two vehicles. The rear garden is well-stocked, featuring a lawn and expansive patio area. Plus, the property comes with no forward chain.

## Location

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Ingram Road is on the Western side of Steyning in a quiet and pretty area easily accessible for the centre of the town via a twitten adjacent to the property. It 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: HJB03073

Photos & particulars prepared: by H J Burt May 2025 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: 'E'

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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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.





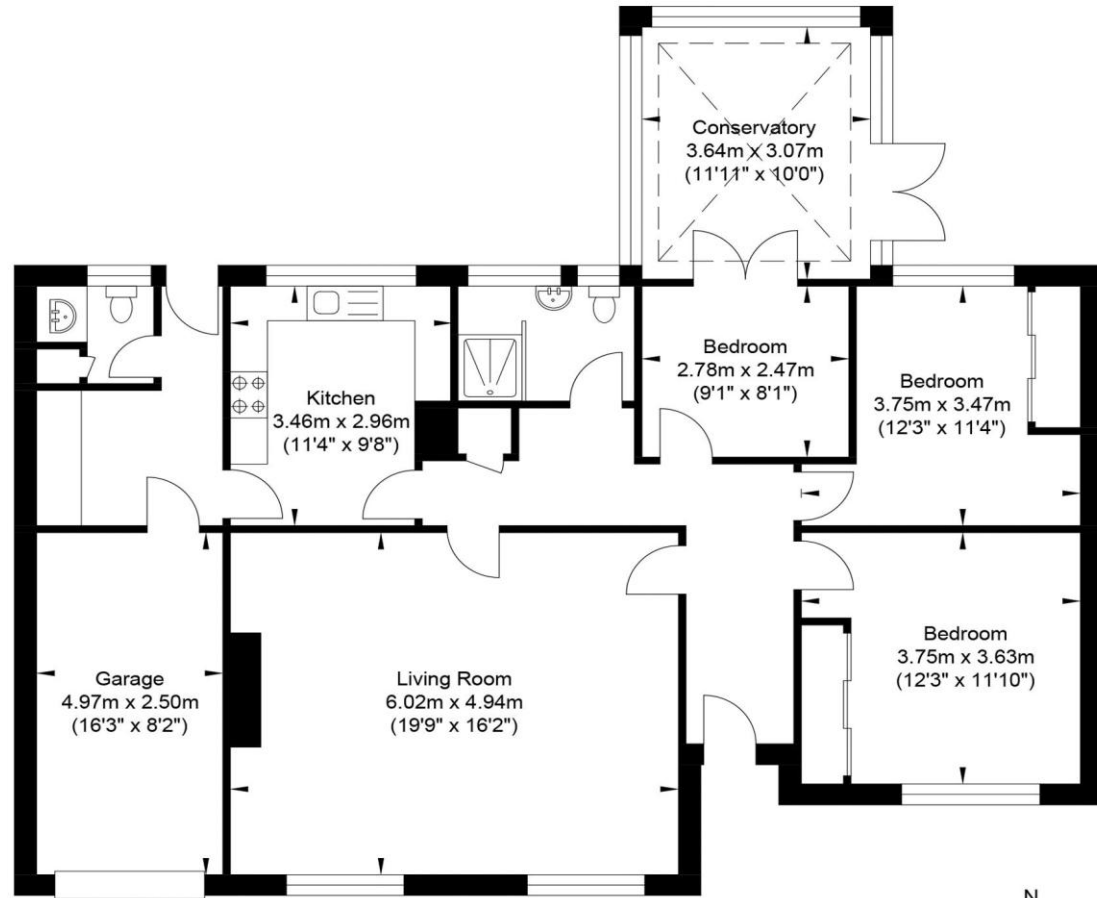






# Ingram Road

EPC TBC



Ground Floor  
Approximate Floor Area  
1319.87 sq ft  
(122.62 sq m)

Approximate Gross Internal Area (Including Garage) = 122.62 sq m / 1319.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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