



Chancton Cottage, 9 | Sir Georges Place | Steyning | West Sussex | BN44 3LS

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £400,000 - £425,000| Freehold



- Beautiful end of terrace cottage moments from the High Street
- Exceptional condition throughout
- Extended onto three levels with further rear extension
- Two double bedrooms
- Separate living and dining rooms
- Modern sleek fitted kitchen with vaulted ceiling
- Wonderful bathroom
- Private gardens front and rear

Description

This delightful cottage boasts a thoughtful blend of refurbished and extended elements, lovingly updated by its current owner.

A charming front garden sets the tone, leading to a wooden stable front door that opens into the bright living room. The room's crisp white walls and ceiling with Amtico flooring provide a beautiful backdrop for the oak-mantled fireplace complete with an electric stove and wooden shelving to the alcoves.

Adjacent to the living room, the dining area flows seamlessly into the kitchen, where a vaulted ceiling with exposed oak beams adds a sense of height. Sleek white units installed in 2022, maximize space, incorporating appliances such as a washing machine, fridge/freezer, induction hob, and electric oven. Two windows and a door provide ample natural light and access to the garden.

Stairs lead up from the dining room to the first floor. The double bedroom boasts a charming cast-iron fireplace, and the modern bathroom features an L-shaped bath with shower, a pedestal basin, and WC.

A further staircase ascends to a cozy second bedroom nestled in the eaves, illuminated by Velux windows. Many windows are adorned with fitted wooden shutters, adding to the cottage's charm.

The private rear garden is a serene oasis, with a lawn bounded by a hedge on one side and a low fence on the other.

A gentle slope leads down to a stream, although a path does cross the garden, providing access to neighbouring properties. The front garden is private with wooden trellis and gate creating a perfect second area for relaxing.

Location

What 3 Words ///poster.fence.motored

Sir George's Place is a pretty terrace of period cottages dating back to the 1850s in a desirable location at the end of the High Street and therefore within convenient walking distance of the bustling town centre. Steyning boasts, among other things, a health and leisure centre with a swimming pool, excellent medical center, library, museum and churches of most denominations

Information

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: 'C'

The property is sold subject to all outgoings, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Directions

From our Steyning High Street office, proceed in a North-Westerly direction to the end of the High Street. Turn left into Sir Georges Place by the Model Bakery. On the right is a terrace and number 9 is to the right of the arch.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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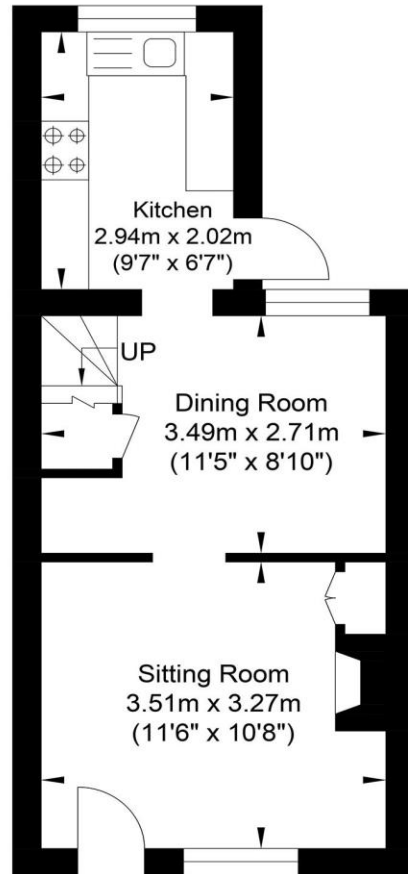
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



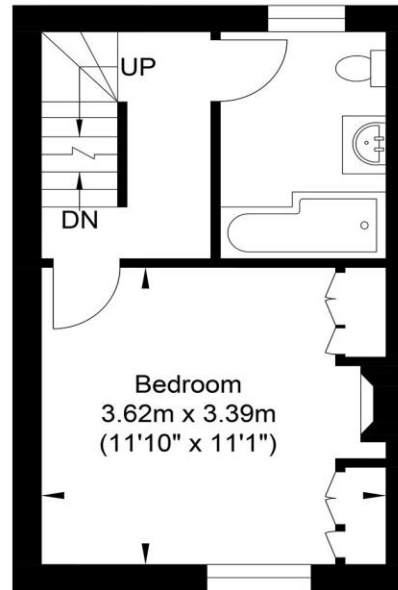


Sir George's Place

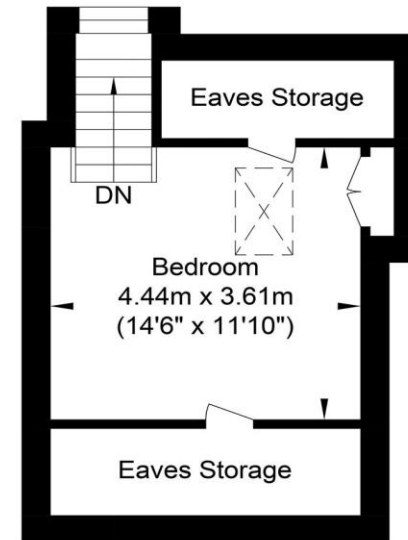
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
300.0 sq ft
(27.9 sq m)



First Floor
Approximate Floor Area
238.0 sq ft
(22.1 sq m)



Second Floor
Approximate Floor Area
190.0 sq ft
(17.7 sq m)



Approximate Gross Internal Area = 67.7 sq m / 728.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.