



6 | Breach Close | Steyning | West Sussex | BN44 3RZ

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £345,000 | Freehold



- Three bedroom mid-terrace house in central Steyning.
- Kitchen/diner with door to garden
- Living room with fireplace
- South facing private garden
- Gas fired heating and double glazing
- In good decorative order with some recently decorated rooms
- No onward chain
- Short walk to High Street

Description

A delightful family home located in a peaceful cul-de-sac in the heart of Steyning, featuring a sought-after south-facing garden. This charming property offers three bedrooms, a modern bathroom, and a beautifully presented living room. The spacious kitchen-diner stretches across the rear of the house, providing direct access to the garden—perfect for indoor-outdoor living. Maintained in good decorative order, with several rooms recently refreshed with a fresh coat of paint, the property benefits from gas-fired central heating and double glazing throughout for added comfort and efficiency. The front garden is neatly laid to lawn, with a convenient side path leading to the rear garden. This tranquil outdoor space combines a lawn and patio area, along with a separate section that once served as a vegetable garden, complete with a handy shed. Offered with no forward chain, this property is ready to welcome its new owners.

Location

What 3 words: ///gloom.crystal.vase

Breach Close is a peaceful residential street nestled in the heart of Steyning, just a short walk from the bustling High Street. This historic market town offers a delightful mix of traditional shops, trades, and services, along with essential amenities such as health and leisure centres, a swimming pool, and other community facilities. Steyning is home to excellent schools and offers breathtaking walks across the South Downs National Park, as well as scenic routes along the Downs Link, a former railway line leading south toward the coast. Approximately 5.5 miles to the southeast, Shoreham-by-Sea provides further conveniences, including a mainline railway station with direct connections along the South Coast to Gatwick and London Victoria, a small airport, and a harbour. Just beyond



Shoreham, Brighton—newly designated as a city—boasts an impressive array of shops and entertainment, while Worthing lies to the west with its own extensive facilities. This location offers the perfect blend of countryside charm and urban convenience

Information

Photos & particulars prepared: 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 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

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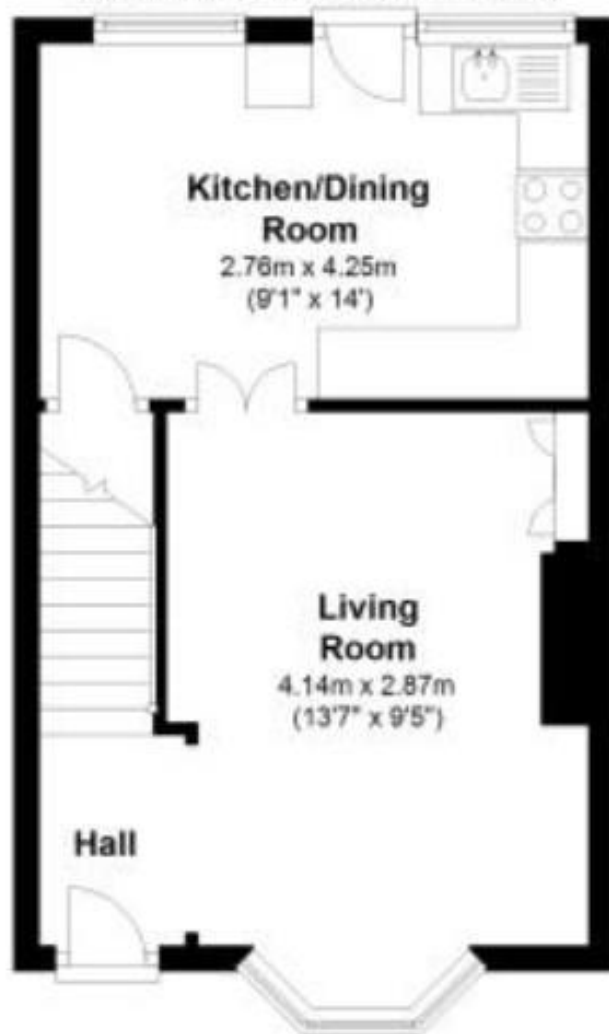


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



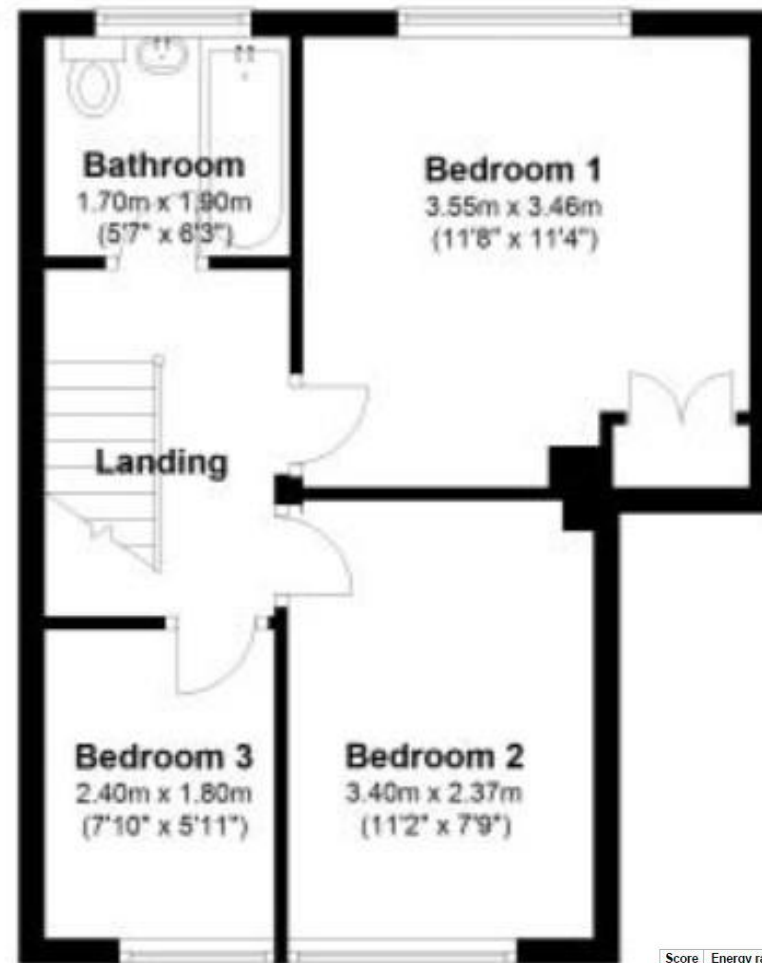
Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		