



2 Truleigh Court | Truleigh Road | Steyning | West Sussex | BN44 3JY

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of: £225,000 | Leasehold



- Well presented & spacious ground floor purpose built apartment.
- Large living/dining room
- Separate fully fitted kitchen, modern shower room
- Bedroom with mirror fronted wardrobe and further storage
- Own street entrance with large hallway
- Garage in nearby compound and on-street parking
- Gas fired central heating and double glazing
- No forward chain

Description

A very well presented and spacious ground-floor apartment, set in a small purpose-built block on the edge of Upper Beeding.

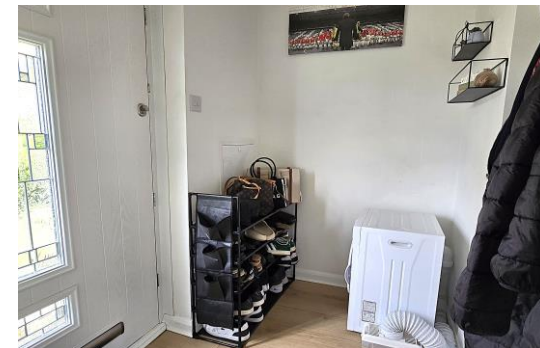
With its own private front door, the flat opens into a practical entrance hall, offering convenient space for coats and shoes. The L-shaped living room is light and airy, comfortably accommodating a large sofa alongside a dining area.

Adjacent is a well-appointed kitchen featuring modern white units, an integrated cooker and dishwasher, and space for a fridge freezer. A discreet cupboard in the inner hallway houses the washing machine, keeping the space uncluttered. The generous size double bedroom boasts a built-in, mirror-fronted wardrobe and sits next to the stylish shower room, complete with a walk-in cubicle, a concealed cistern WC, and a contemporary bowl sink. The flat benefits from electric heating, double glazing, and a neutral décor throughout.

Outside, the property enjoys a private front garden, while a spacious communal rear garden offers washing lines and plenty of space to relax. A private garage is conveniently located adjacent to the property, with an up-and-over door—perfect for storage. With no forward chain, this apartment is an ideal choice for first-time buyers or investors, with a rental potential of approximately £925pcm (05/25).

Location

[what3words:///tweeted.success.hacksaw](#)



The property is situated on a residential road in Upper Beeding within walking distance of a square of shops which includes a large Nisa supermarket. The village also boasts, an excellent rated primary school, various pubs, take aways and a petrol station. The village is situated adjacent to the historic village of Bramber with a delightful village atmosphere with a pub and restaurants and some superb walks including on the South Downs and along the River Adur. The larger and also historic market town of Steyning is within approximately 2 miles which includes a more extensive selection of shops, general stores, leisure centre, health centre and library. Easy access to Shoreham-by-Sea, approximately 5 ½ miles to the South-East which has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. Hassocks is approximately 10 miles away again with a railway station on the Brighton line. The city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Photos & particulars prepared: June 2025 (Mr Jeremy Whittingham ANAEA MARLA)

Services electricity, water and drainage.

Lease approximately 89 year remaining

Ground Rent £40 Per annum

Maintenance Approx £1400 per Annum

Managing agents Austin Rees

Local Authority: Horsham District Council

Council Tax Band: 'D'

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

