



11 | Coxham Lane | Steyning | West Sussex | BN44 3LG

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







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Offers in Excess of: £600,000 | Freehold



- Detached two bedroom house with garage and large garden.
- Separate living and dining rooms
- Garage and driveway
- Gas fired heating and double glazing
- In need of modernisation
- With potential to extend
- Vacant possession and no onward chain

### Description

An excellent opportunity to acquire a detached home in a prime location on a sought-after no-through road in central Steyning. Coxham Lane features a diverse mix of houses and bungalows, with a history of impressive extensions and developments.

Number 11, built in the 1930s, is a charming detached property arranged over two floors. It currently offers two bedrooms, an upstairs bathroom, separate living and dining rooms, a compact kitchen with a pantry, and a convenient downstairs WC.

To the side, a garage with a driveway provides off street parking. The garden is a standout feature with a length of 118ft (36m), offering two lawned areas, a pond, and mature trees and shrubs, creating a peaceful outdoor retreat.

This property presents an ideal opportunity for those looking to refurbish and extend to create their dream home. With vacant possession and no onward chain, it's ready for its next chapter.

### Location

what 3 words ///catching.willing.eyelashes

The property is situated within convenient walking distance of the bustling town centre on a sought after residential road. Steyning boasts, among other things, a busy High Street with shops, pubs and restaurants, a health and leisure centre with a swimming pool and very good school and various sports and leisure facilities.

### Information

Property Reference: HJB03039

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



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

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.

**Local Authority:** Horsham District Council

**Council Tax Band:** 'E'

### Directions

From our Steyning High Street office, proceed in a North-Westerly direction to the end of the High Street. The road then bends sharply to the right, continue around and Coxham Lane is the second on the right. No. 11 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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Find us @H.J.Burt



**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.





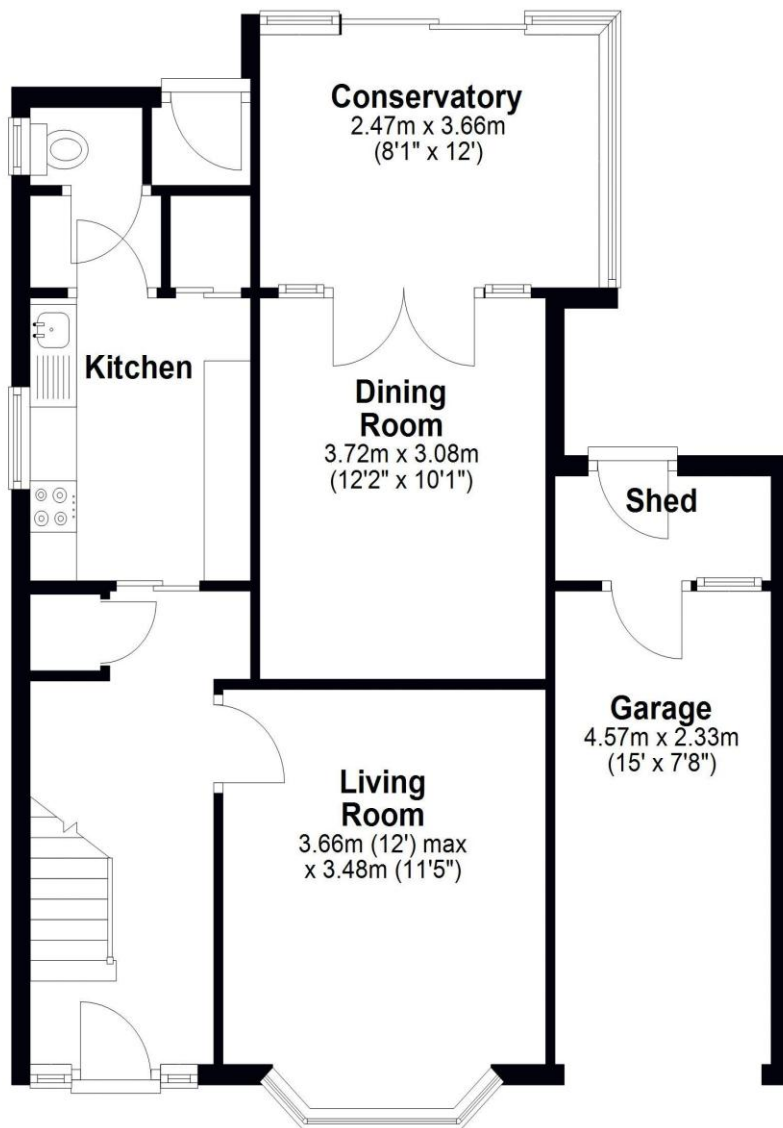






## Ground Floor

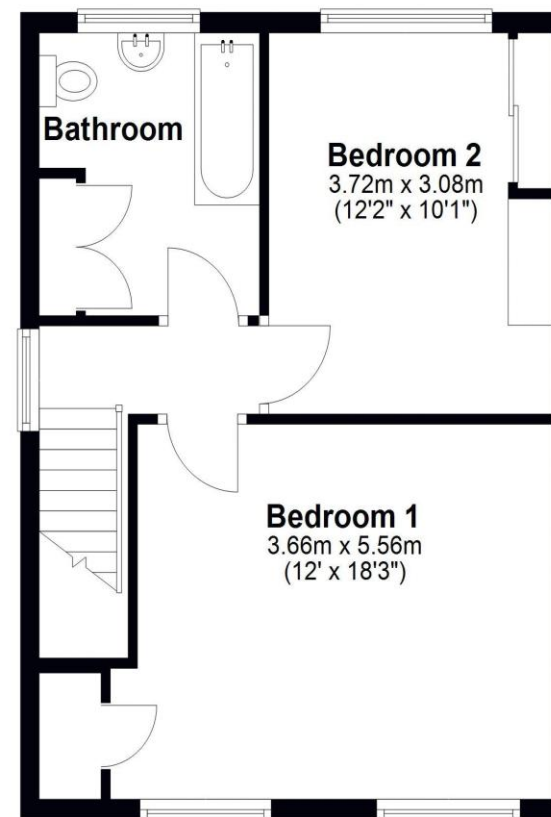
Approx. 68.1 sq. metres (733.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)