



3 Penns Court | Horsham Road | Steyning | West Sussex | BN44 3BF

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £279,950 | Leasehold



- Ground floor retirement apartment in popular development near High Street.
- Living room with door directly onto pretty garden
- Very long lease
- Modern kitchen & shower room
- Gas central heating and double glazing
- Very well maintained throughout
- Own street entrance
- Residents must be over 60 years old

Description

Set within the popular and well-maintained retirement development of Penns Court, this well-presented ground floor apartment offers comfort, convenience, and a lovely outlook.

A standout feature is the light-filled living room, which opens directly onto a small patio and south-facing communal garden—perfect for enjoying the sunshine and peaceful surroundings. The property benefits from an extended lease, no onward chain, and early vacant possession.

A private wooden front door opens into a central hallway that leads to all rooms. The modern fitted kitchen features white units, a tiled splashback, and an electric oven and hob. The shower room is finished in a contemporary white suite, and the two bedrooms offer flexible accommodation. The living room enjoys direct access to the patio and onto the pretty communal gardens.

Additional features include gas-fired central heating with a new ATAG boiler installed in 2023 with smart thermostat which can be controlled with an app, double glazing throughout, and an up-to-date electrical certificate issued in December 2020.

The apartment is suitable for residents aged 60 and over.

Penns Court is a thoughtfully designed retirement development comprising one- and two-bedroom flats, along with a number of two-bedroom houses, all arranged around landscaped gardens and communal areas. Residents benefit from shared facilities including a lounge with kitchen, a part-time on-site manager, a Carelink emergency system, and a generous number of parking spaces.



Location

Penns Court is situated just off the Horsham Road, at the western end of the High Street. The property is therefore well located for access to the centre of the high street and the old market town with its wide range of traditional local shops, trades and services. The town also boasts a health and leisure centre with a swimming pool and other community facilities. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The newly designated 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

Property Reference: HJB03237

Photos & particulars prepared: produced September 2025 (JW)

Services: Mains water, electricity, gas and drainage are connected. Central Heating and hot water are by a gas-fired boiler with radiators.

Tenure Leasehold - 189 years from 23rd June 1989

Maintenance £1132.17 per 6 months payable December and June. Maintenance payment includes: warden (part time), CareLink, Communal lounge use, water, gardening, buildings insurance and window cleaning.

Ground Rent- peppercorn.

Local Authority: Horsham District Council

Council Tax Band: 'C'





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 and Penns Court will be seen very shortly thereafter on the right hand side. No. 3 will be found on the right of the development.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

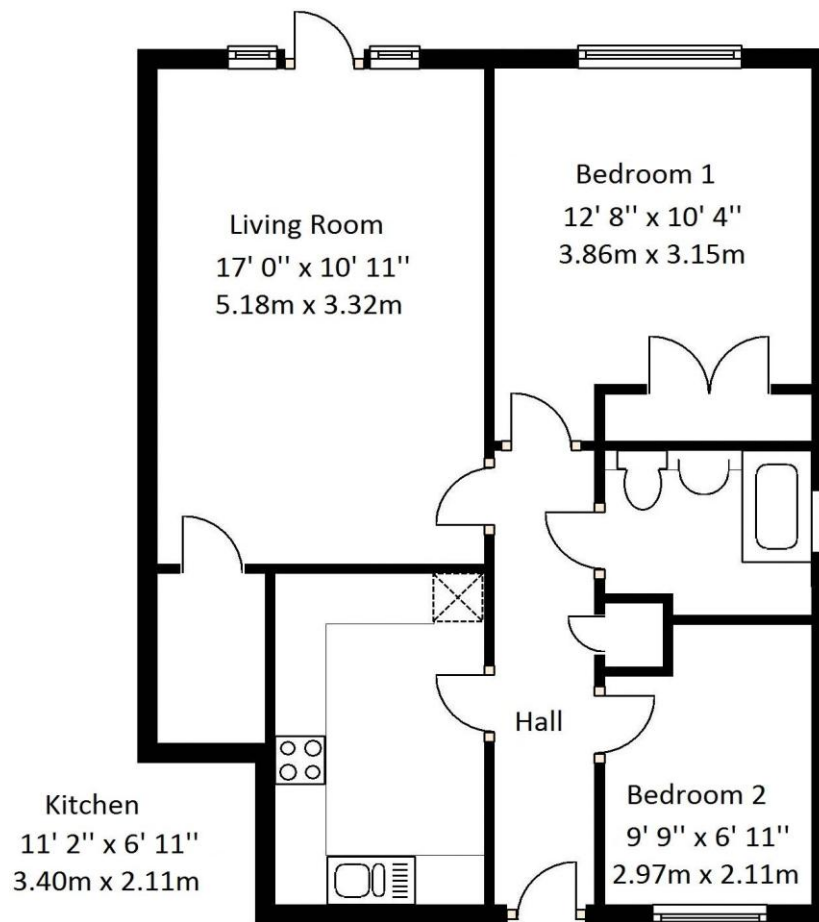
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken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

Ground Floor Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floorplan is for identification purposes only and not drawn to scale unless stated. Dimensions are shown to the nearest 7.5cm/3"
Plan produced using The Mobile Agent.

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