



11 Swallowmead | College Hill | Steyning | West Sussex | BN44 3HE

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £300,000 - £320,000 | Share of Freehold



- Beautifully presented & completely modernised top floor apartment.
- Two double bedrooms both with built-in wardrobes
- Main bathroom and en-suite shower room
- Bay-fronted living room with far reaching views towards South Downs
- Separate kitchen with integrated appliances
- Allocated parking space
- Lift access and video entryphone
- Communal garden at rear

Description

Luxurious Top Floor Apartment in Central Steyning Discover refined living in this beautifully modernised top floor apartment, conveniently positioned within a popular development in the heart of Steyning.

The apartment has been thoughtfully renovated throughout, featuring a brand new kitchen and bathrooms, complemented by tasteful décor and an immaculate finish. The property is set within a small block of just six flats, with both lift and stair access to the second floor.

Step inside to a long central hallway offering generous storage and access to every room, including a bright, bay-fronted living room. The, engineered oak flooring, ornate lighting, and far-reaching views over the rooftops to the South Downs create a truly relaxing and elegant space. The separate kitchen is fully integrated with high-quality appliances, all set beneath a granite worktop with matching splashback and flooring. The main bedroom includes a built-in wardrobe and a stylish en-suite shower room with beautifully tiled walls and floors. The second double bedroom features a range of fitted wardrobes while still providing ample space for a double bed. Adjacent to this is the main bathroom, where a chandelier adds a touch of decadence to your bath times.

At the rear of the property, a private car park offers an allocated parking space, while the communal gardens provide well-kept lawns and benches—perfect for enjoying the sunshine.

Additional benefits include gas-fired central heating, double glazing, a video entry system, and the advantage of no onward chain. This exceptional apartment combines luxury, comfort, and convenience in one of Steyning’s most desirable locations.

Arrange your viewing today and experience the best of modern living.

Location

what 3 words [///carpeted.cove.rewarding](#)

The property is centrally located being just a short walk to the High Street with its wide range of traditional local shops, trades and services including doctors, dentist and vets. The town also boasts a health and leisure centre with a swimming pool and other community facilities, sports and social clubs

Information

Property Reference: HJB03247
Photos & particulars prepared: By HJ Burt September 2025 (Ref JW)
Services: Mains services of electricity, gas, water and drainage.
Maintenance Charges: approx. £1800 per annum
Ground Rent: NIL
Lease length: 999 years from 1st June 2004
Managing Agents: Property Central (Hove) Limited
Local Authority: Horsham District Council
Council Tax Band: ‘D’

Viewing

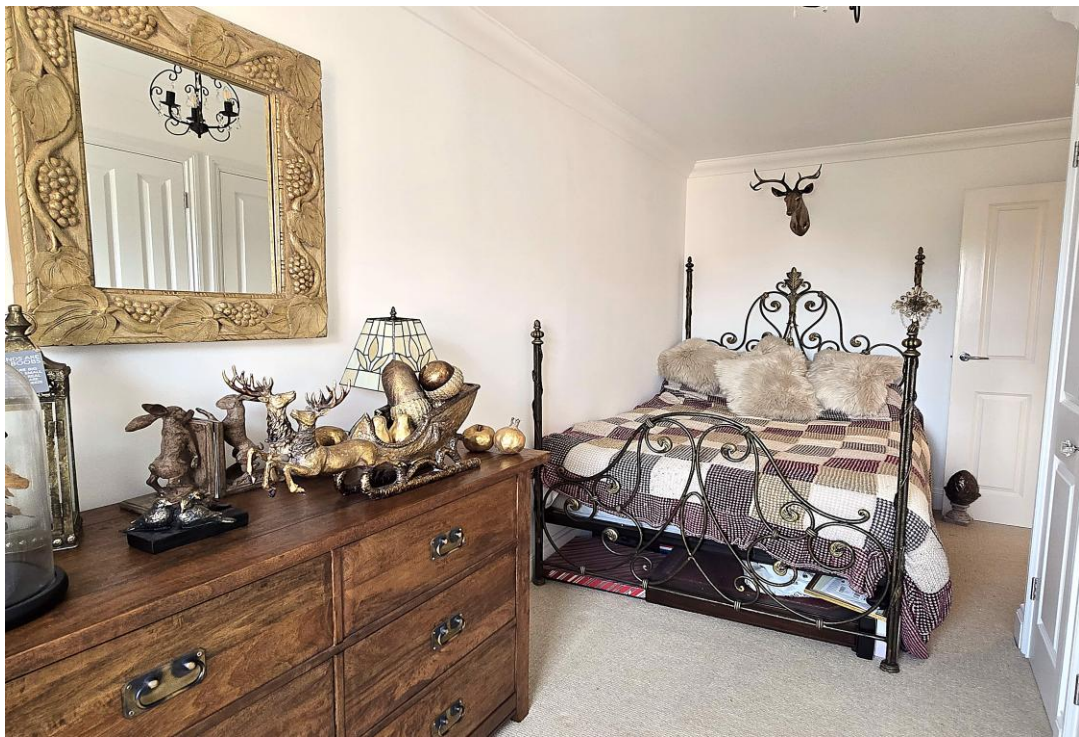
An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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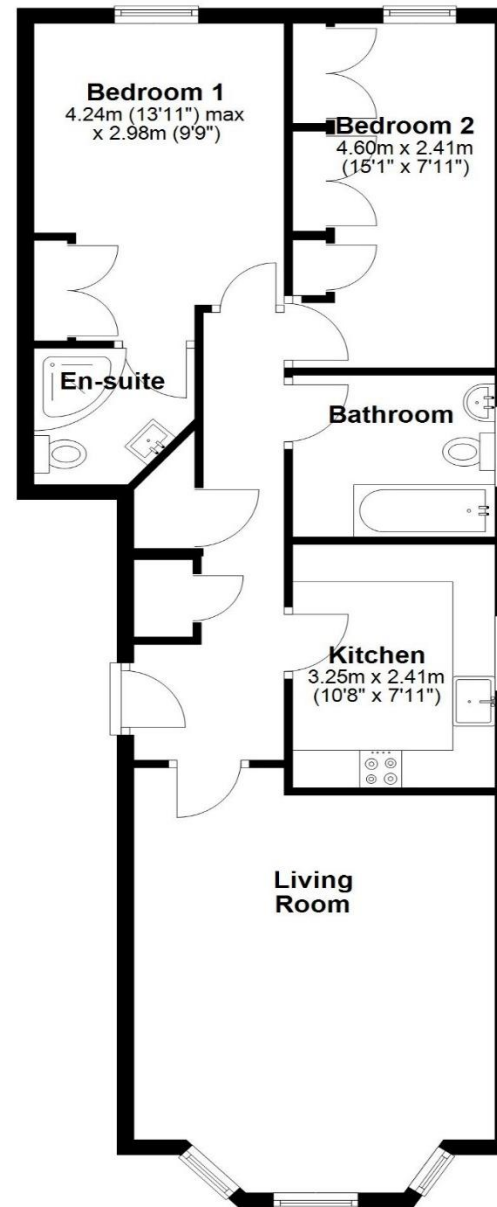
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Ground Floor

Approx. 73.2 sq. metres (787.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 73.2 sq. metres (787.8 sq. feet)

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