

Lettings



50 | Toomey Road | Steyning | West Sussex | BN44 3SD

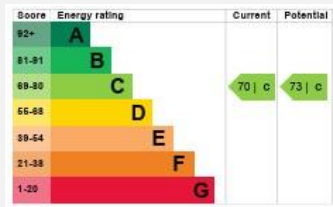
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £995 - Per calendar month -



- Well presented ground floor apartment.
- EPC 'D'. Council Tax Band 'B'. Deposit: £1,148.00
- One bedroom
- Parking
- Modern kitchen & bathroom
- Gas Central heating
- Communal gardens



Description

A well presented spacious one bedroom ground floor apartment on the fringe of the village, within walking distance of the High Street and close to a main bus route. Communal entrance hall, hallway with large storage cupboard, living room, modern kitchen, double bedroom, large modern bathroom. Communal garden to the rear and carpark.

Hallway 7' 9" x 3' 4" (2.36m x 1.02m)

Large storage cupboard suitable for a bicycle/general storage. Two further storage cupboards also airing cupboard housing hot water cylinder and further cupboard.

Living Room 15' 7" x 10' 3" (4.75m x 3.12m)

Neutral decor and carpet, radiator, TV point, double glazed window.

Kitchen 10' 4" x 7' 9" (3.15m x 2.36m)

Well fitted with a range of beech effect wall and base units with granite effect laminate work surfaces, stainless steel sink unit, integral electric oven, gas hob and extractor over, point for dishwasher, washing machine and fridge freezer.

Bedroom 11' 0" x 10' 10" (3.35m x 3.30m)

radiator & TV point, views to the front of the property.

Bathroom

Modern white suite comprising panel bath with mixer tap, hand held shower, pedestal wash hand basin and w.c. vinyl flooring

Outside

There are communal gardens to the rear and parking to the side of the property.

Location

Toomey Road is approached either through Shooting Field on the Northern edge of Steyning, or from Steyning by-pass via Cannons Way, Middle Mead and Shooting Field. The centre of the old market town of Steyning is nearby 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 with schools for all age groups and churches of most denominations. 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

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band B.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** October 2025
- Property Reference:** 65409

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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