



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

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

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Guide Price: £275,000 - £295,000 | Share of Freehold



- First floor apartment in sought after central Steyning location
- Two double bedrooms, ensuite shower room and family bathrooms
- Lift access, video entryphone
- Modern kitchen with integrated appliances
- Allocated parking space and communal garden
- Gas fired heating & double glazing
- Excellent condition throughout with new carpets
- No Chain

## Description

Bright & Spacious First-Floor Apartment in Central Steyning.

Located in a sought-after purpose-built development in the heart of Steyning's historic market town, this modern and attractive first-floor apartment offers generous room sizes and off street parking.

The accommodation is spacious and airy, with a bay-fronted living/dining room enjoying views towards the South Downs.

A long entrance hallway provides ample storage and leads to a fully fitted kitchen featuring integrated appliances, maple-effect units, and white granite-effect worktops. There are two double bedrooms, including a master with en suite shower room, plus a stylish family bathroom. The property has been attractively decorated and benefits from double glazing and gas-fired central heating.

Residents enjoy a secure communal entrance with video entry system and lift access. To the rear, there is an allocated parking space and a large communal garden laid to lawn with mature borders—perfect for relaxing or socialising.

Offered with no onward chain, this is a fantastic opportunity to secure a well-appointed home in a prime location.

## Location

what 3 words : ///carpeted.cove.rewarding

The property is located in a pretty residential road in central Steyning within convenient reach of the historic and thriving High Street with its range of traditional local shops,

trades and services. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.

## Information

Photos & particulars prepared: prepared by H J Burt November 2025

Local Authority: Horsham District Council

Council Tax Band: 'D'

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

Maintenance Charges: £1,764 per year

Ground Rent: NIL

Lease length: 125 years from 1st June 2004

Managing Agents: Property Central (Hove) Limited

Local Authority: Horsham District Council

Council Tax Band: 'D'

## Directions

From our Steyning Office proceed in an Easterly direction over the mini roundabout, taking the second turning on the left 'College Hill', ascend to the top of the brow and Swallowmead 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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



Find us @H.J.Burt

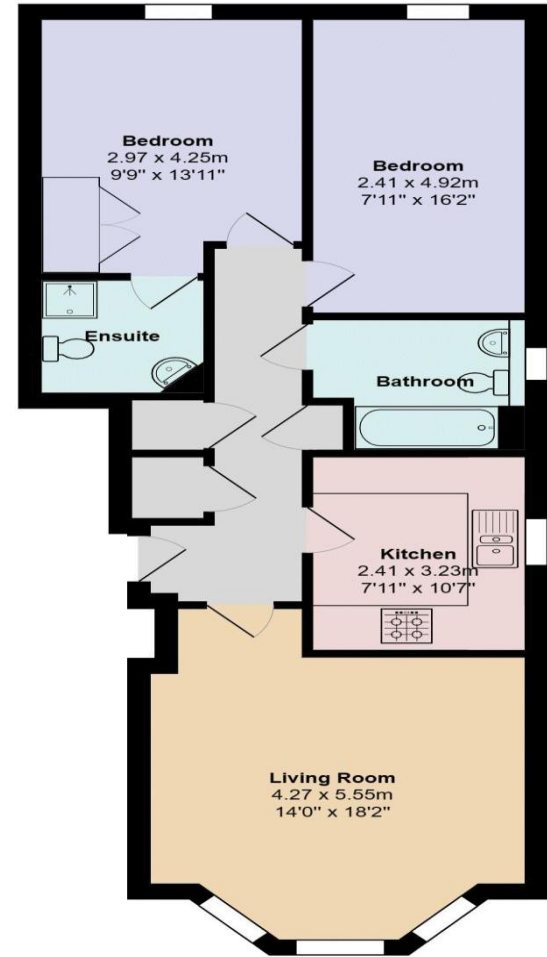


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but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





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



Total Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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