

Lettings



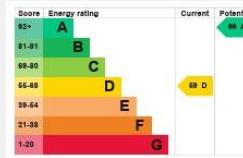
The Guard House | Appleshamb Farm | Coombes | West Sussex | BN15 0RP

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

- Converted former farm building
- Three bedrooms
- Fabulous rural yet accessible location on the South Downs
- Enclosed lawned garden with patio area
- Currently undergoing redecoration and re-carpeting
- Modern family bathroom plus en-suite

## Description

A three bedroom converted former farm building set in a fabulous rural yet accessible location on the South Downs. Currently undergoing redecoration and re-carpeting and with accommodation comprising open plan living space with floor to ceiling window and door to garden, modern open plan kitchen, utility, three double bedrooms, one having an en-suite shower room plus family bathroom. Lawned garden & patio area plus parking area. Set on the edge of a working farm, the property offers excellent access to downland walks and the A27.



### Kitchen 36' 1" x 13' 6" (10.998m x 4.121m)

Modern range cream units, electric oven with extractor over, plumbing for dishwasher, tiled flooring, open plan to lounge, floor to ceiling window, door to garden, newly fitted carpet

### Bedroom Three 16' 6" x 7' 10" (5.018m x 2.396m)

Radiator, newly fitted carpet

### Bedroom Two 15' 3" x 8' 7" (4.653m x 2.626m)

Laminate floor, radiator

### Utility 20' 5" x 6' 10" (6.223m x 2.084m)

Tiled flooring, base unit and sink, plumbing for washing machine

### Shower Room

Modern white suite comprising of corner shower cubicle, WC and basin, tiled flooring

### Bedroom One 15' 3" x 12' 7" (4.654m x 3.830m)

Laminate flooring, 2 double glazed windows, radiator

### Ensuite

Modern white suite comprising corner shower cubicle, WC and basin, heated ladder towel rail

### Outside

Front garden with patio and lawned area, allocated parking

## Location

What3words/// rooting.distanced.infinite

situated at the edge of Applesham Farm, an award winning mixed livestock and arable farm nestling within the Downs, close to Lancing College with its chapel creating a striking feature in the landscape. The old market town of Steyning is within 3 miles and has a thriving community centred around the traditional high street and offers a good range of local shops, trades and services and has a health centre, leisure centre with swimming pool, library and other community facilities, schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 3 miles to the South-East also offers a range of shops and services, a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The A27 is approximately 1 mile away and gives good access to the coastal towns of Brighton (about 9 miles) and Worthing (about 7 miles) which both offer an excellent range of shops, trades, services and entertainment facilities.

## Information

- Outgoings:** The Tenant will be responsible for all electricity, LPG, 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 .
- Services:** Mains water & electricity are connected. LPG central heating.
- Photos & particular prepared:** (January 2026 (Ref JL)
- Property Reference:** 200448

## Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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