



Charlton Street, Steyning, West Sussex, BN44 3LE



woodlands



An attractive 1-bedroom flint fronted cottage, forming part of a row of terraced houses in the heart of the historic and vibrant town of Steyning.

Backing on to the cricket ground and playing fields with stunning views from the rear garden towards the South Downs National Park and Cissbury Ring, this would make an excellent home for someone wishing to have all the benefits of town centre living on their doorstep whilst also making the most of the glorious Sussex countryside that surrounds it. It would equally serve well as a short term/holiday let investment.

The property is brought to the market with no onward chain, vacant and offering the new owners a blank canvas to update enhance and improve whilst putting their own stamp on the décor.

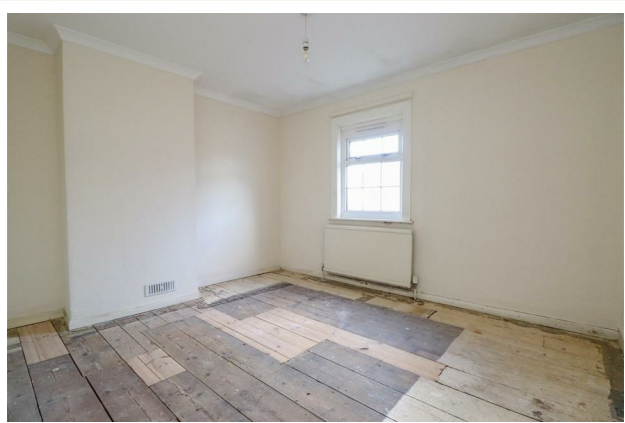
Charlton Street runs adjacent to the High Street and offers quick access for day to day needs but is a particularly quiet spot in the centre of the town.

The front door leads into a bright and welcoming reception room with double glazed sash window and space for alcove storage units to be installed if desired. To the rear of the ground floor is a generous kitchen, fitted with a range of base and wall units, with space for freestanding appliances.

Turned stairs lead to the first floor, with a generous double bedroom with fitted cupboard and a large bathroom to the rear.

From the kitchen a glazed door leads out to a private rear garden. One of the real highlights of this property is the beautiful views, and with a southerly aspect, this would make an excellent space for outdoor entertaining and al-fresco dining.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

LIVING ROOM 11'07" x 10'09" (3.53m x 3.28m)

KITCHEN 11'07" x 7'08" (3.53m x 2.34m)

FIRST FLOOR

LANDING

BEDROOM 11'07" x 10'10" (3.53m x 3.30m)

BATHROOM 8'10" x 8'05" (2.69m x 2.57m)

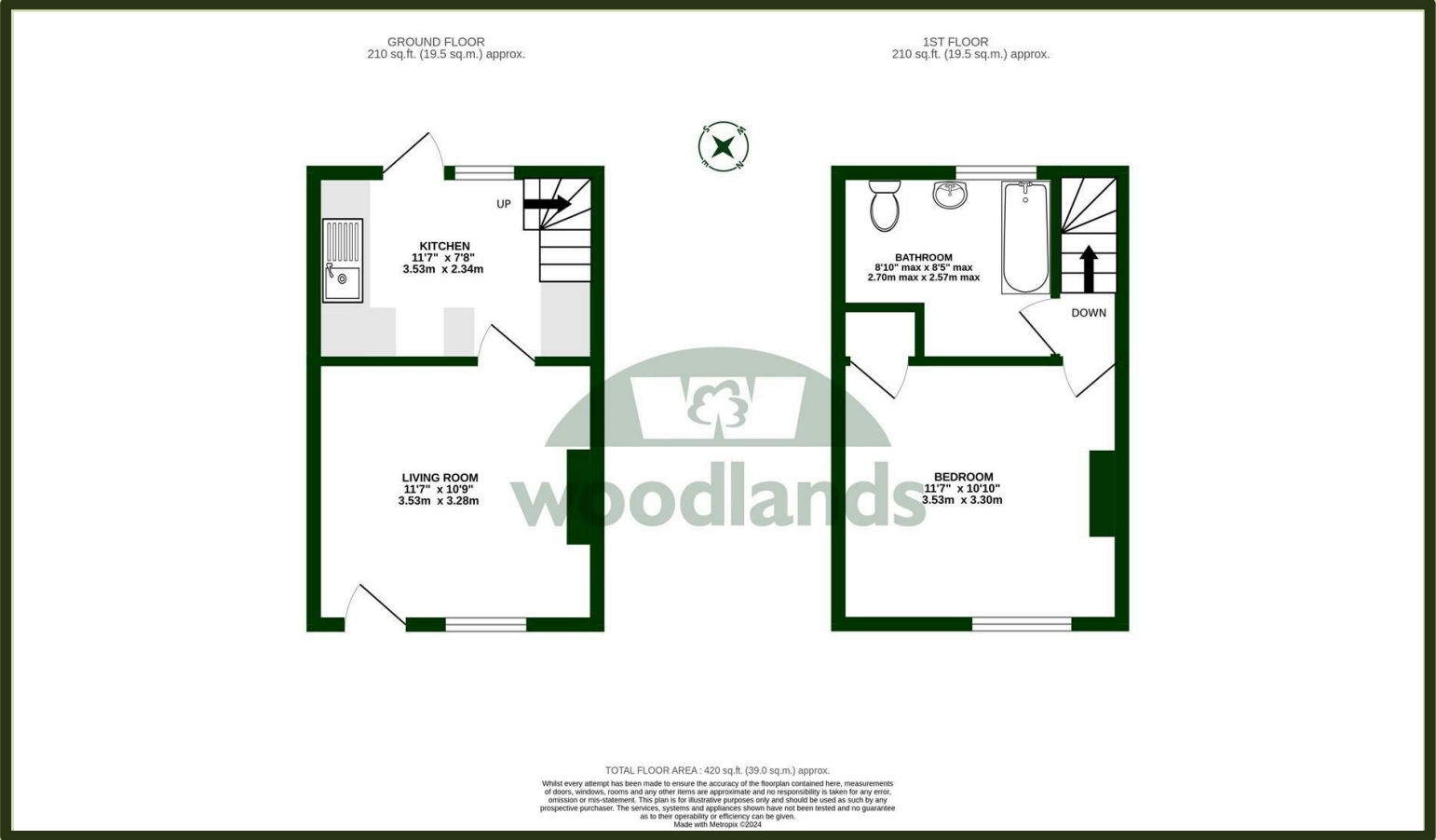
OUTSIDE

REAR GARDEN

NO ONWARD CHAIN



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COUNCIL TAX: Band C.

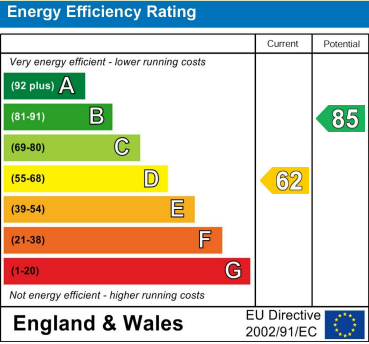
EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.