



24 Primrose Court | Goring Road | Steyning | West Sussex | BN44 3FY

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

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Asking Price: £92,250 | Leasehold



- One bedroom retirement apartment (for over 60yrs old)
- First Floor with lift.
- Modern kitchen with double oven
- Shower room
- Electric heating
- communal facilities including lounge, warden care link
- Vacant with no chain

## Description

A very well presented one bedroom apartment for the over 60s, located on the first floor of a warden assisted block with views over the communal garden.

This attractive flat has a good sized living room with space for a three piece suite and a table and chairs, opening to a modern kitchen with grey units and matching worktops, electric hob and double oven, space for a fridge freezer and automatic lighting. the double bedroom has built in wardrobes and the shower room has a large walk in shower, vanity unit and a toilet. The electrics have been updated and there are modern electric wall mounted heaters. The property has modern double glazed windows.

The block has a live in house manager, communal laundry, lounge and garden, care link alarm, lift and entryphone. Offered with a long lease and no onward chain.

## Location

What 3 words: ///briefer.struts.erupt

Primrose Court is situated at the Southern end of Goring Road and close to the main bus route and with convenient distance of the High Street. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities including a library. Shoreham-by-Sea, approx. 5.5 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. Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

## Information

Property Reference: HJB02555

Photos & particulars prepared: Revised January 2026 (Ref JW)

Services: Mains services of electricity, water and drainage.

Council Tax Band: 'B'

Local Authority: Horsham

Maintenance Charge - £339.32 per month

Ground Rent - £150 per annum

Lease - expires 1 June 2124 (101 years remaining)

It is a condition of purchase that residents be over the age of 60 years.

## Directions

From our Steyning High Street office proceed in a South-Easterly direction over the mini-roundabout in the High Street and onwards for approx 0.25 mile, past the Catholic Church on the right hand side and then, taking the next road left into Goring Road and when the property will be found immediately on the right 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

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**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.





**Dimensions**

Living Room 17' 2" x 10' 0" (5.23m x 3.05m)

Bedroom 14' 2" x 8' 1" (4.31m x 2.46m)

Kitchen 7' 6" x 5' 4" (2.28m x 1.62m)

Shower Room 6' 11" x 5' 0" (2.11m x 1.52m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		