



14 Rosemary Avenue | Steyning | West Sussex | BN44 3YS

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £425,000 | Freehold



- Immaculately presented semi-detached bungalow.
- Two double bedrooms
- West facing garden laid to lawn with patio
- Living room with wood burner
- Beautiful modern kitchen installed Jan 2025
- White bathroom suite installed May 2025
- Upgraded electrics, plumbing and heating
- Garage and driveway

Description

A stylish and beautifully presented semi-detached bungalow, extensively modernised within the last two years.

This attractive home offers two generous double bedrooms, a west-facing walled garden, garage, and private driveway.

A new composite front door opens into a welcoming entrance hall, featuring engineered oak flooring that continues seamlessly throughout the property. The light and airy sitting room enjoys a large front-facing window and is centred around a charming log burner with oak mantle and granite hearth, creating a warm and inviting focal point. The well-designed kitchen provides an excellent range of storage and worktop space and includes integrated appliances and a traditional butler sink. This bright, double-aspect room benefits from a door opening directly onto the garden, ideal for indoor-outdoor living. There are two well-proportioned double bedrooms, along with a contemporary bathroom finished in white and fitted with a modern suite and rainfall shower over the bath.

Outside, the pleasant west-facing rear garden is enclosed by hedging and is mainly laid to lawn, complemented by mature planting and a block-paved patio—perfect for afternoon and evening sun. There is direct access to the garage, which is fitted with an up-and-over door and has power and light, and a long driveway providing off-road parking for a couple of vehicles.

Location

What 3 words `///users.reserve.return`

Rosemary Avenue is a quiet cul-de-sac of similar bungalows only a short 13 minute walk to the High street. Steyning is a small historic market town in West Sussex, England, set at the foot of the scenic South Downs. It is known for its medieval high street, independent shops, and strong sense of community, as well as Steyning Grammar School, one of the oldest schools in the country. Surrounded by countryside and close to the South Downs Way, Steyning offers easy access to walking and outdoor activities.

Information

Property Reference: HJB03400

Photos & particulars prepared: by HJ Burt April 2026 & August 2026 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: ‘D’

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

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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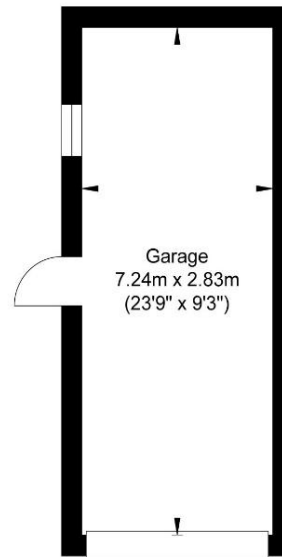


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



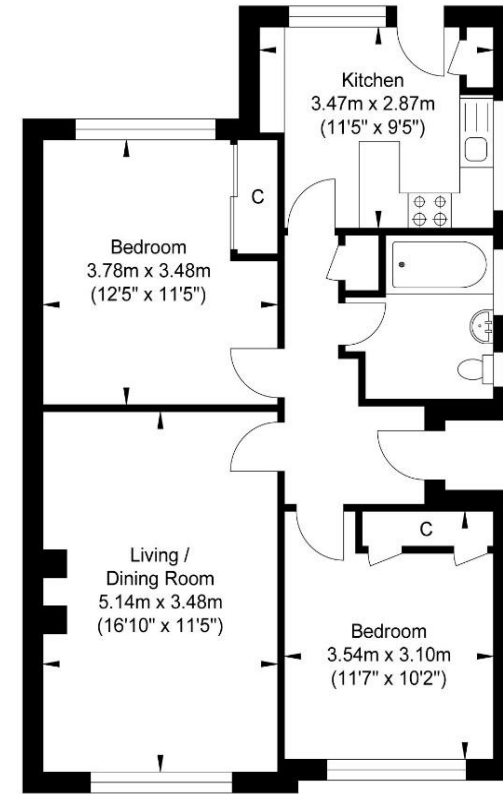


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



Garage
Approximate Floor Area
220.55 sq ft
(20.49 sq m)

Rosemary Avenue



Ground Floor
Approximate Floor Area
684.90 sq ft
(63.63 sq m)

Approximate Gross Internal Area (Excluding Garage) = 63.63 sq m / 684.90 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.