



26 Breach Close | Steyning | West Sussex | BN44 3RZ

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

26 Breach Close | Steyning | West Sussex | BN44 3RZ

Asking Price: £315,000 | Freehold



- Three bedroom mid terraced house.
- Central Steyning location
- Spacious Kitchen/Diner with door to garden
- Living room with fireplace and laminated floor
- Gardens front and rear
- Gas fired heating and double glazing
- Well presented throughout
- No forward chain

### Description

A modern, light and airy three-bedroom terraced house with an attractive rear garden, ideally located in the heart of Steyning.

This elevated property is approached via steps leading past a pretty, well-stocked front garden to the front door, set beneath a small porch. Inside, the welcoming living room features laminated flooring and an attractive fireplace, with a door leading through to the spacious kitchen. The kitchen offers a range of matching units, ample space for a table and chairs, and a door opening directly onto the rear garden.

Upstairs, there are three bedrooms comprising two comfortable doubles and a single bedroom. The family bathroom is fitted with a modern suite and includes a shower over the bath. Further benefits include full double glazing and gas-fired central heating via a combi boiler. To the rear, the enclosed garden is both pretty and private, featuring a lawn, patio area, wooden shed and convenient side access.

The property is offered for sale with no onward chain, making it an ideal purchase for buyers seeking a smooth and straightforward move.

### Location

what3words:///tastings.depended.eggplants

Breach Close is a peaceful residential cul-de-sac nestled in the heart of Steyning, just a short walk from the bustling High Street. This historic market town offers a delightful mix of traditional shops, trades, and services, along with essential amenities such as health and leisure centres, a swimming pool, and other community facilities. Steyning is home to excellent schools and offers breathtaking walks across the South Downs National Park,

as well as scenic routes along the Downs Link, a former railway line leading south toward the coast. Approximately 5.5 miles to the southeast, Shoreham-by-Sea provides further conveniences, including a mainline railway station with direct connections along the South Coast to Gatwick and London Victoria, a small airport, and a harbour. Just beyond Shoreham, Brighton—newly designated as a city—boasts an impressive array of shops and entertainment, while Worthing lies to the west with its own extensive facilities. This location offers the perfect blend of countryside charm and urban convenience

### Information

Property Reference: HJB03408

Photos & particulars prepared: May 2026 (Ref JW).

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

Local Authority: Horsham District Council.

Council Tax Band: 'C'

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.

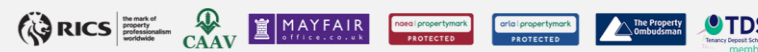
### Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Steyning**

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

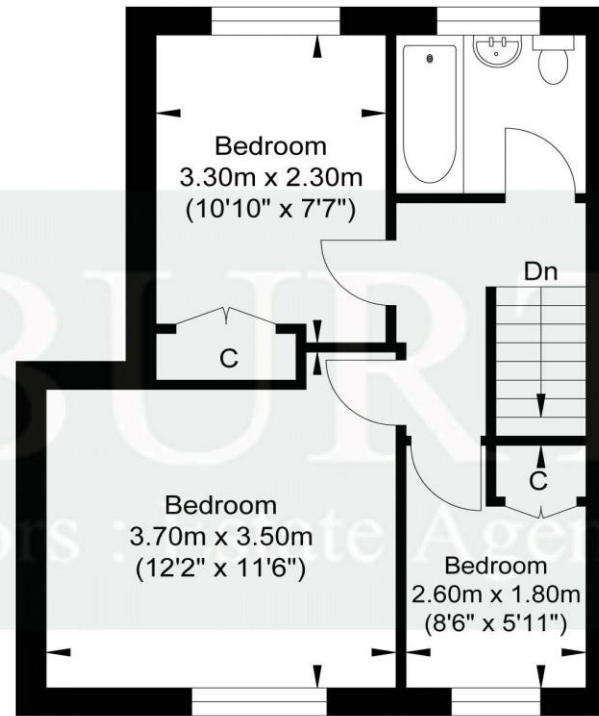
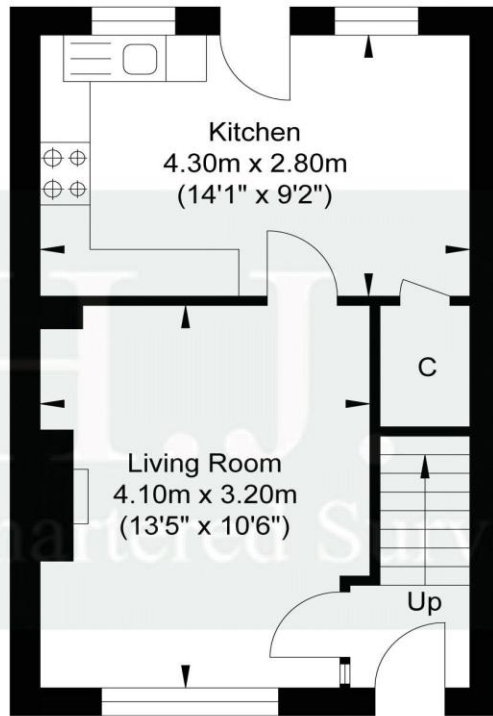
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**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or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



# Breach Close



**Ground Floor**  
Approximate Floor Area  
323.99 sq ft  
(30.10 sq m)

**First Floor**  
Approximate Floor Area  
361.88 sq ft  
(33.62 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 63.72 sq m / 685.87 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.