

Lettings

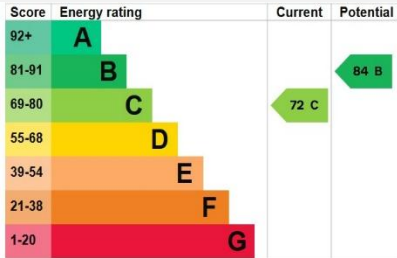


10 | Bowmans Close | Steyning | West Sussex | BN44 3SR

H.J. BURT
Chartered Surveyors : Estate Agents



- Detached family home EPC: C |Council Tax: F |Deposit: £2,653.00
- Front & rear gardens
- Neutral decor
- Four Bedrooms
- Driveway leading to garage
- Well planned family accommodation



Description

A modern detached family home with well designed living accommodation situated on the edge of the old market town. Affording entrance hall, living room opening to dining area, inner hall, cloakroom, family/play room, kitchen opening to conservatory, ground floor WC, principle bedroom with ensuite shower room, three further bedrooms and modern bathroom. driveway leading to garage. Front and rear gardens.

Kitchen 15'4 x8'6 (4.67m x 2.59m)
Modern beech wall and base units with granite effect worktops, tiled floor, double glazed door to side.

Lounge 17'8x16'1 (5.38m x 4.90m)
Cream carpet, double glazed window, decorative fireplace.

Dining Room 9'5x9' (2.87m x 2.74m)
Dining room patio doors garden, cream carpet.

Play Room/Bedroom 17'5 x 7'8 (5.31m x 2.34m)
Radiator, double glazed window, built-in cupboard, laminate flooring.

Conservatory 14' 11" x 13' 10" (4.54m x 4.21m)
Radiators, laminate flooring, double glazed window, plumbing for washing machine, double oven, gas 5 ring hob and double oven.

Cloakroom
w.c., hand wash basin, tiled floor and radiator.

Landing
Airing cupboard.

Bedroom One 12'11x12'1 (3.94m x 3.68m)
Cream carpet, double glazed bay window, radiator, double built-in wardrobe.

Ensuite Shower room
w.c. wash hand basin into vanity unit, corner shower, tiled floor and walls.

Bedroom Two 12'1x8'3 (3.68m x 2.51m)
Double room with built-in wardrobes, double glazed window overlooking garden, radiator, cream carpet.

Bedroom Three 11'9x9'3 (3.58m x 2.82m)
Built-in wardrobe, double glazing window, radiator, beige carpet.

Bedroom Four 8'8x8'3 (2.64m x 2.51m)
Beige carpet, double glazed window, radiator.

Bathroom
White suite comprising bath, with shower over, w.c. and wash hand basin set into vanity, tiled floor, part tiled walls, double glazed window.

Location

Situated on the Eastern side of the old market town, the property is well located for nearby country walks and the High Street with its wide range of traditional local shops, trades and services. Within convenient reach is the modern health and leisure centre with swimming pool and other community facilities as well as schools for all age groups and churches of most denominations. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast and to Gatwick and London Victoria) a small airport and a harbour. The designated city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West.



Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **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. Council Tax Band F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** July 2026(Ref JL MARLA)
5. **Property Reference:** HJB00212

Directions – What3words:///committee.tractor.operation

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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.



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