



4 The Firs | Jarvis Lane | Steyning | West Sussex | BN44 3GL

H.J. BURT
Chartered Surveyors : Estate Agents

4 The Firs | Jarvis Lane | Steyning | West Sussex | BN44 3GL
Guide Price: £255,000 - £275,000 | Share of Freehold



- One bedroom ground floor annex with own entrance.
- Private decked garden
- Allocated parking space
- Lovely spacious kitchen/diner with integrated appliances
- Double bedroom with built in wardrobes
- Excellent decorative order throughout
- Gas fired heating and double glazing
- No forward chain

Description

A delightful garden flat offering contemporary accommodation with a bright and spacious feel with private entrance and allocated parking space.

Built as the Railway Inn in the 1860s when the Shoreham-Christ's Hospital railway was opened. It ceased being a pub in the 1930s and became a family residence. In 2006 the building was converted into a gated development of 4 units.

Number four is practically a bungalow attached to the side. It has its own entrance via a composite stable door that leads into the large kitchen/dining room. This light and airy room is dominated by a large electric Velux window allow light and air to flood in. The modern kitchen/diner has integrated appliances including washing machine, dishwasher, fridge freezer, Induction hob and even a warming drawer and wine cooler. The living room has French doors to the garden and lots of windows all with fitted blinds.

A double bedroom also has an electric Velux window and built in wardrobes while the luxury bathroom has a walk-in jacuzzi bath with shower over, w.c. and basin.

Outside there is an L-shaped decked garden with raised mature bed, plastic shed, and side gate. Included will be the table and chairs, the parasol and hosepipe.

To the front is an allocated parking space.

No onward chain.

Location

The property is only a short walk away from Steyning High street with its good range of shops and services. Steyning is a small historic town in West Sussex, England, known for its charming character and scenic surroundings. Nestled at the foot of the South Downs, it features narrow streets, traditional buildings, and a welcoming community atmosphere.

The town has a rich history dating back to Saxon times, with landmarks such as St Andrew's Church and old timber-framed houses.

Today, Steyning is popular with walkers and visitors who come to enjoy its countryside views, independent shops, and peaceful village feel.

Information

Property Reference: 102574

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

Local Authority: Horsham

Council Tax Band: 'B'

Share of freehold with remainder of a 125 years lease from 2006

Ground rent: Peppercorn

Maintenance: Paid ad-hoc but due to the way the building was divided each unit is responsible for their own roofs, windows etc but share building insurance, guttering issues and the like.

Details prepared by H J Burt June 2026 (JW)

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.

Directions

what3words///hires.grumbles.swept

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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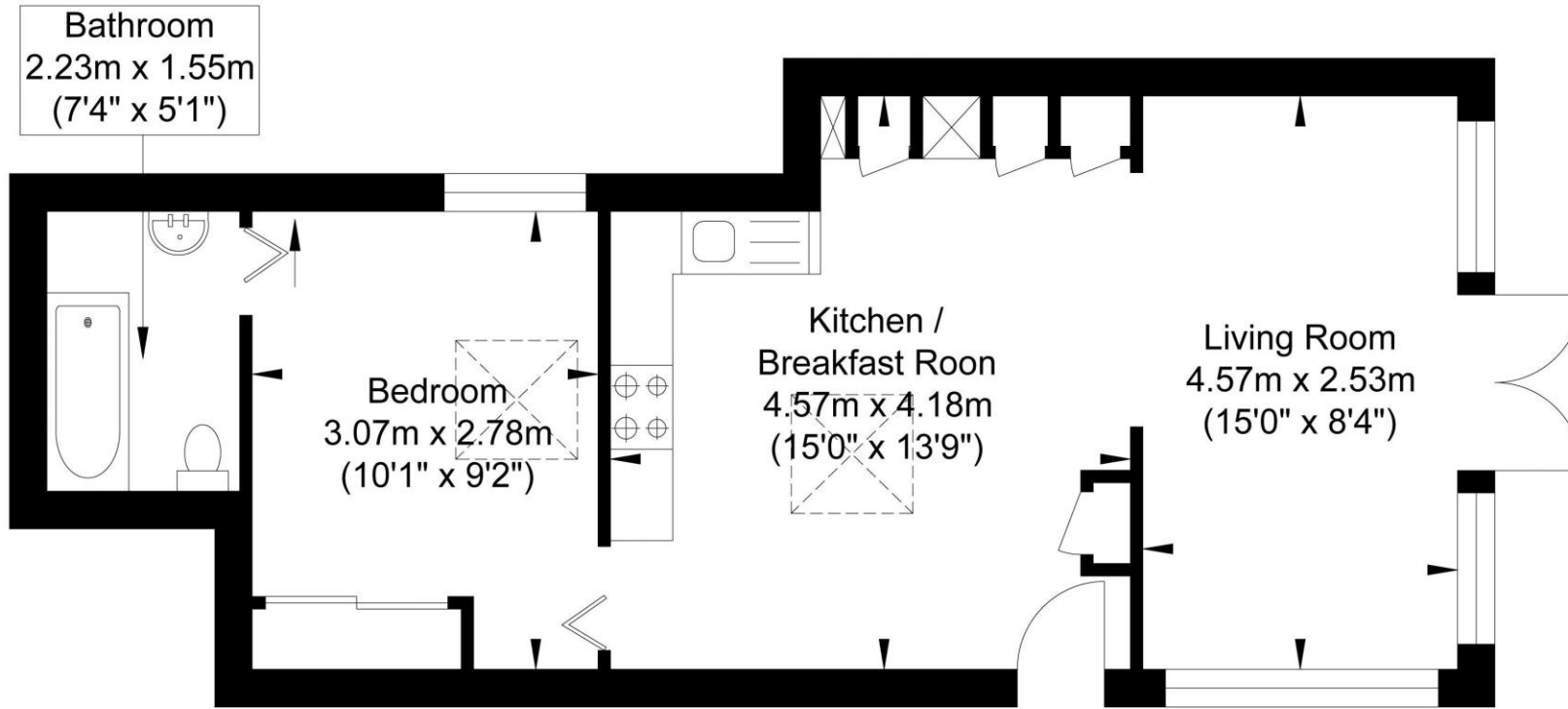
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Jarvis Lane



Ground Floor
Approximate Floor Area
470.38 sq ft
(43.70 sq m)

Approximate Gross Internal Area = 43.70 sq m / 470.38 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		