



12 | Church Mead | Steyning | West Sussex | BN44 3ST

H.J. BURT
Chartered Surveyors : Estate Agents



12 | Church Mead | Steyning | West Sussex | BN44 3ST

Asking Price: £575,000 | Freehold



- Attractive detached house built in early 1990s
- Four bedrooms, main with ensuite
- Through double aspect Lounge/diner with doors to garden
- Large kitchen with garden access
- Integrated garage and off street parking
- Sought-after cul-de-sac location
- Shortcut to town centre

Description

A lovely, spacious detached house in a sought after cul-de-sac in central Steyning. Built in the later 1990s, this family house boasts four bedrooms and occupies a pleasant flat plot adjacent to a path that runs towards the church and into the town centre. A bay fronted living room with wooden floors flows into the dining room which has French doors to the garden. There is a spacious fully fitted kitchen with granite worktops that again has doors to the garden as well as the integrated garage and cloakroom. Upstairs are four bedrooms, the main having an ensuite shower room and there is a family bathroom. The house is in good decorative order throughout with solid oak doors and neutral decor. It has gas fired central heating and Upvc double glazing. Outside is a lawned garden with wooden fencing all around, a large deck and shed. To the front is a wide drive to fit two parking spaces and a lawn with mature trees and shrubs.

Location

what 3 words `///informal.flask.sparrows`

Church Mead is situated on the Gatewick Park development which is either approached through Middle Mead on the northern edge of Steyning or from the Steyning by-pass. There is an adjacent green open space and a pedestrian 'short cut' that leads into Vicarage lane next to the church and so the house is therefore well located for access to the high street with its wide range of traditional shops, trades and services. Steyning also has the

benefit of an established health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Information

Property Reference: HJB01740
Photos & particulars prepared: revised February 2025 (Mr Jeremy Whittingham ANAEA MARLA)
Services: Mains services of electricity, gas, water and drainage.
Council Tax Band: 'F'
Council Tax Band: Horsham

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

Directions

The property can be accessed from the centre of the town via residential roads, but for ease of viewing continue along the Steyning bypass and turn into Canons Way, continue to the left to the T-junction, then turn left and continue up Abbey Road and turn right into Church mead. Follow round and the house will be found on the right side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

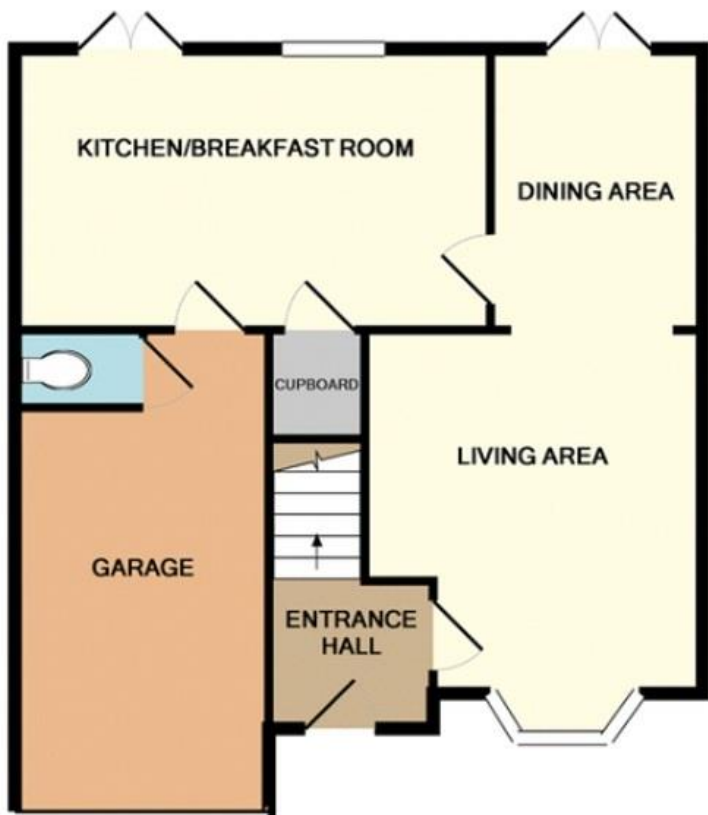
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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.







GROUND FLOOR
APPROX. FLOOR
AREA 56.9 SQ.M.
(612 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 50.2 SQ.M.
(540 SQ.FT.)

NOT TO SCALE LAYOUT ONLY
TOTAL APPROX. FLOOR AREA 107.0 SQ.M. (1152 SQ.FT.)

Living Room 14' 5" x 12' 2" (4.39m x 3.71m)

Dining Room 9' 4" x 7' 5" (2.84m x 2.26m)

Kitchen 16' 11" x 10' 0" (5.15m x 3.05m)

w.c

Garage 12' 9" x 8' 10" (3.88m x 2.69m)

Bedroom 1 13' 1" x 8' 10" (3.98m x 2.69m)

En-suite 8' 10" x 6' 1" (2.69m x 1.85m)

Bedroom 2 13' 4" x 8' 7" (4.06m x 2.61m)

Bedroom 3 10' 8" x 8' 0" (3.25m x 2.44m)

Bedroom 4 9' 4" x 6' 7" (2.84m x 2.01m)

Family Bathroom 9' 4" x 6' 2" (2.84m x 1.88m)

Garden 36' 0" x 30' 0" (10.96m x 9.14m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		