

17 Swallowmead | College Hill | Steyning | West Sussex | BN44 3HE

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £200,000 - £225,000 | Leasehold

2 | 1 | 2 | EPC TBC

- First floor apartment Leasehold Council tax 'D' EPC TBC
- Two Bedrooms
- Lovely living room with views of the South Downs
- Fully fitted kitchen with built in appliances appliances
- Bathroom and ensuite shower room
- Allocated parking space
- Lift access and Video entryphone
- No Forward Chain





Description

A well presented first-floor apartment set within a well-maintained and highly regarded development in the heart of Steyning. Built to a high standard in 2004, the scheme comprises three attractive apartment blocks arranged around a central parking area, complemented by rear landscaped communal gardens. Lift access serves all floors. The apartment itself is beautifully appointed, offering generous storage, a large living/dining room and a fully fitted kitchen complete with integrated appliances, including an AEG washer/dryer, Bosch dishwasher, Bosch oven with gas hob and extractor, and a microwave. There are two bedrooms, the main benefiting from an en-suite shower room, along with a spacious family bathroom fitted with a modern white suite. The property is fully double glazed and benefits from gas-fired central heating throughout. Offered with no forward chain, this is an ideal home for those seeking comfort, convenience, and a central Steyning location.

Location

What 3 Words ///highlighted.blazing.brings

The property is well located close to the High Street and the old market town of Steyning with its wide range of traditional local shops, trades and services. The town also boasts a 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: HJB01093

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

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

Maintenance Charges: Maintenance Charges: Half Yearly Approx £900 (June & December)

Ground Rent: £200 per annum

Lease Length: 125 years from 1st June 2004

Managing Agents: Property Central (Hove) Limited

Local Authority: Horsham District Council Council Tax Band: 'D'

Directions

From our Steyning Office proceed in an Easterly direction over the mini roundabout, taking the second turning on the left 'College Hill', ascend to the top of the brow and Swallowmead will be found on the left hand 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

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Find us @H.J.Burt

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.













Dimensions:

Hallway

Living Room 17' 5'' x 12' 11'' (5.30m x 3.93m)

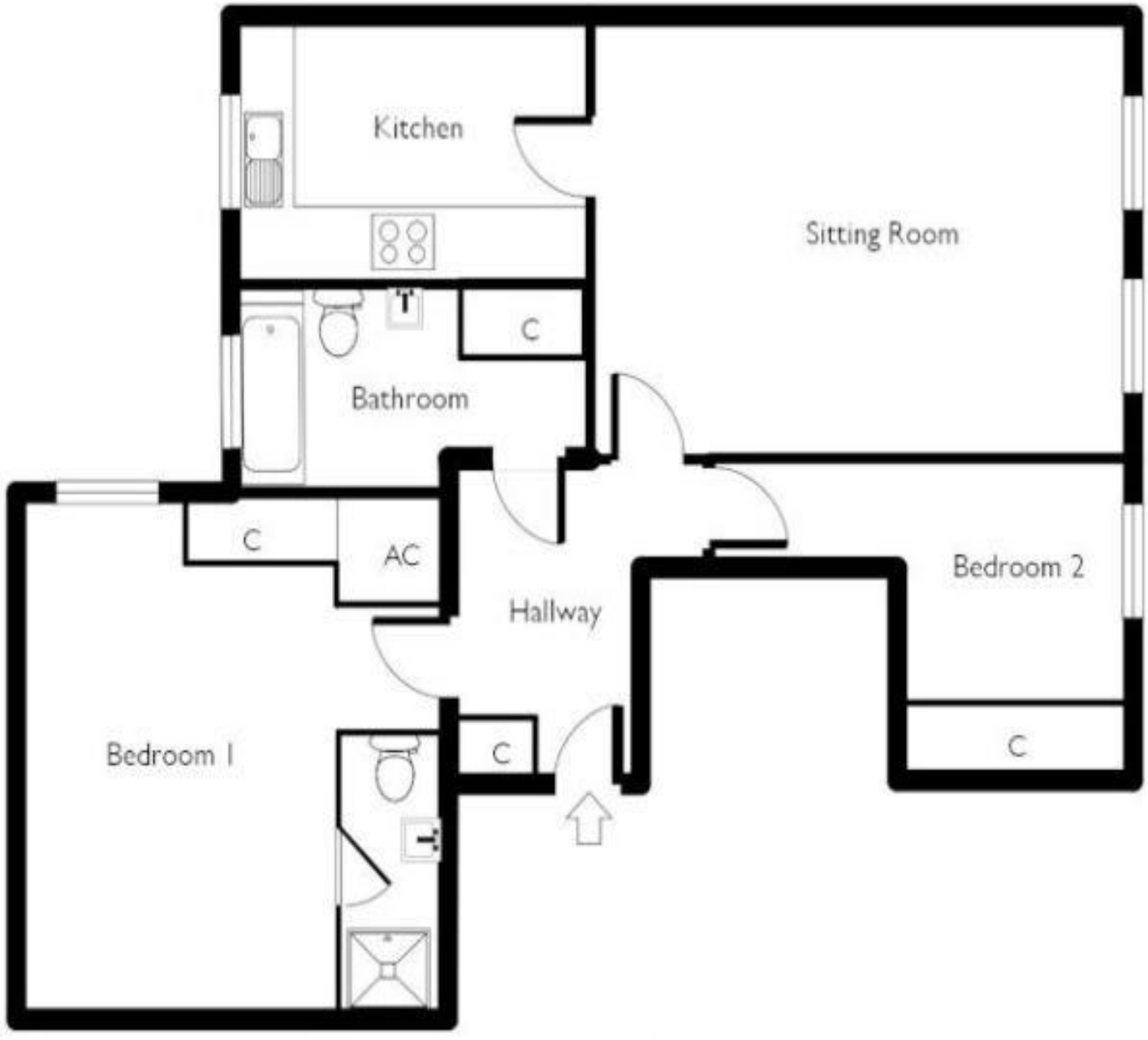
Kitchen 11' 6'' x 7' 8'' (3.50m x 2.34m)

Bedroom One 13' 2'' x 9' 2'' (4.01m x 2.79m)

Ensuite Shower Room

Bedroom Two 8' 10'' x 7' 5'' (2.69m x 2.26m)

Bathroom



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