



36 Penns Court | Horsham Road | Steyning | West Sussex | BN44 3BF

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

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Guide Price: £110,000 | Leasehold



- First floor retirement apartment
- Two bedrooms
- Separate kitchen
- New carpets May 2025
- Private entrance with stairs and stairlift
- Communal gardens, communal facilities & parking
- Gas fired heating and double glazing
- Just at the end of the High Street

### Description

A bright first floor apartment with stair lift and well proportioned accommodation, which includes a sitting/dining room, kitchen with some integrated appliances, two bedrooms and a bathroom. Other features include gas fired central heating and double glazed windows throughout. Its has been fully recarpeted in May 2025.

Penns Court comprises an attractive courtyard style, Retirement Development, which is arranged around delightful well-established communal gardens and includes houses, cottages & flats. The development has a part time house manager on site, with a Chubb intercom alarm system for the care of the residents.

Penns Court is within convenient walking distance of the centre of the old market town and also has the benefit of a residents' lounge and a guest suite, which can be rented for a nominal sum for visitors.

Cash buyers only.

### Location

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Penns Court is situated just off the Horsham Road, at the western end of the High Street. The property is therefore well located for access to the centre of the high street. Steyning is a charming market town in West Sussex, England. It's nestled in the South Downs National Park, offering scenic views and picturesque surroundings. Steyning boasts a rich history, dating back to the Saxon era, and features many historic buildings, including the 11th-century St. Andrew's Church. The town has a strong sense of community, with regular events and festivals throughout the year. Steyning's High Street is lined with independent shops, cafes, and pubs, giving it a unique and welcoming atmosphere. The

town is also close to the Downs, making it an excellent base for walkers and nature lovers. Steyning's mix of history, culture, and natural beauty makes it a popular destination for tourists and a desirable place to live. Its proximity to nearby towns like Worthing and Brighton adds to its appeal, offering a balance between rural charm and accessibility to urban amenities.

### Information

Photos & particulars prepared: by HJ Burt May 2025 & revised February 2026 (Ref JW)

Services: Services Mains water, electricity, gas and drainage are connected. Central Heating and hot water are by a gas-fired boiler with radiators.

Local Authority: Horsham District Council

Council Tax Band: 'C'

Tenure Leasehold: 99 years from June 1989.

Maintenance TBC per annum, charged half yearly.

Ground Rent £75.00 per annum

### Directions

From our Steyning High Street office, proceed in a North-Westerly direction to the end of the High Street. The road then bends sharply to the right and Penns Court will be seen very shortly thereafter on the right hand side. No. 36 will be found at the rear of the development towards 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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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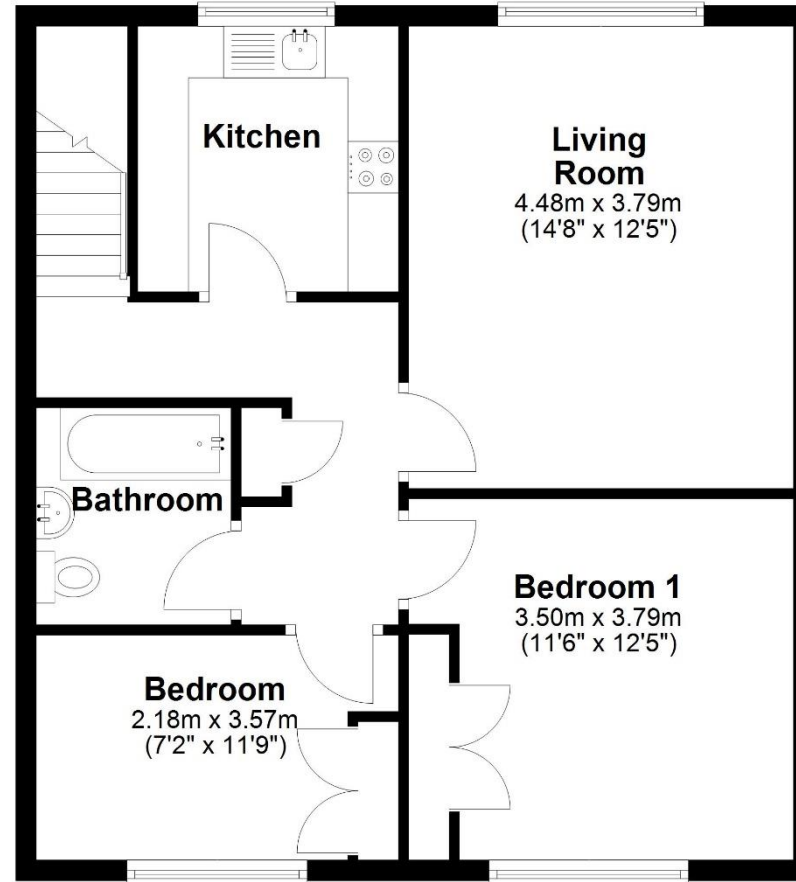




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



Total area: approx. 60.3 sq. metres (648.8 sq. feet)

