



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

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £425,000 | Leasehold



- Two double bedroom end of terrace cottage
- Bay fronted kitchen/breakfast room
- Large L-shaped Living room/dining room
- Access to garden from living room
- Bathroom and cloakroom
- Gas fired central heating and double glazing
- Communal parking, lounge, games room, gardens, manager
- Long Lease

Description

Set within a highly sought-after retirement development in the heart of Steyning, this delightful two-bedroom end-of-terrace cottage enjoys an attractive position overlooking the beautifully maintained rose garden and is within easy walking distance of the town's shops, cafes and local amenities.

The accommodation is arranged over two floors and is accessed via a private front door beneath a covered porch. The welcoming entrance hall leads to a generous kitchen/breakfast room, while to the rear is a spacious L-shaped living and dining room with direct access to the pretty South facing garden, creating a wonderful space for relaxing or entertaining. A convenient ground-floor cloakroom completes the downstairs accommodation.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom. The property further benefits from double glazing, gas-fired central heating and a long lease. Ideally situated close to resident parking, the manager's office and the excellent communal facilities, this charming home offers comfortable, independent retirement living in a friendly and well-established community for the over 60s.

Location

what3words:///watched.fellow.political

Penns Court is situated just at the end of the High Street, off the Horsham Road. The property is therefore well located for access to a wide range of traditional local shops, trades and services. Steyning is a charming and historic market town nestled at the foot of the South Downs. With its friendly community, independent shops, cosy cafes, and

beautiful countryside walks, it offers a peaceful and welcoming environment for older residents and visitors alike. The town's rich history, including the picturesque High Street and medieval buildings, creates a sense of character and tradition, while local clubs, events, and amenities provide plenty of opportunities to stay active and connected. There are many benefits to living in Steyning from the numerous clubs and events to the health facilities including doctors and dentist and including the community centre and library.

Information

Property Reference: 271202

Photos & particulars prepared: July 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.

Tenure Leasehold - until June 2141, approx. 115 years remaining

Maintenance £1,132.17 per 6 months payable December and June

Maintenance payment includes: Part time manager, CareLink, Communal lounge use, water, gardening, buildings insurance and window cleaning.

Ground Rent £75.00 per 6 months

Local Authority: Horsham District Council

Council Tax Band: 'E'

Viewing

An internal inspection is strictly by appointment with:

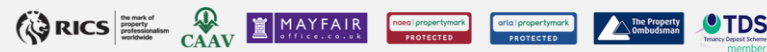
H.J. BURT Steyning

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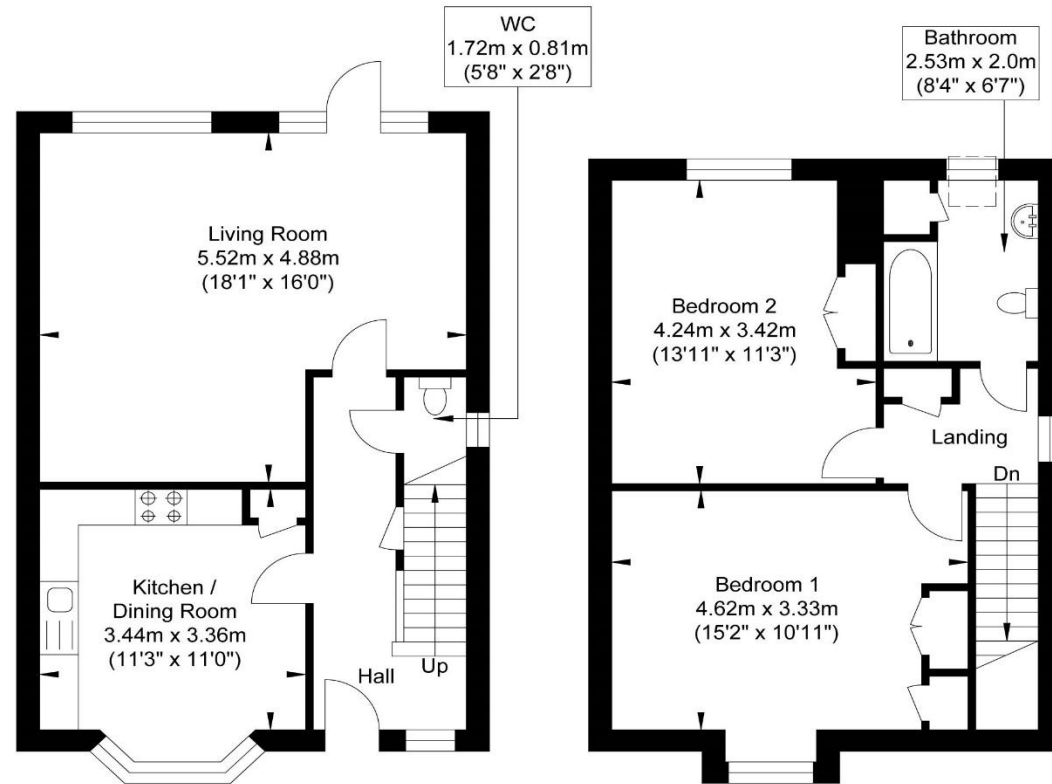


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.





Penns Court



Ground Floor
Approximate Floor Area
498.36 sq ft
(46.30 sq m)

First Floor
Approximate Floor Area
461.77 sq ft
(42.90 sq m)

Approximate Gross Internal Area = 89.20 sq m / 960.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	93 B