



7 | Portway | Steyning | West Sussex | BN44 3QF

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



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Asking Price: £450,000 | Freehold



- Semi detached bungalow
- Two bedrooms
- Double aspect living room
- Large East facing garden laid to lawn
- Detached garage with electric door
- Newly installed double glazing and central heating boiler
- Potential to extend, (subject to the usual consents)
- No forward chain

### Description

A well presented two bedroom semi-detached bungalow with good size East facing garden, garage and driveway.

This semi-detached property is believed to have been built in the 1970s with tiled pitched roof and separate garage.

Accessed via a central front door into a spacious hallway with rooms to either side. A front living room is double aspect with far reaching views and has an electric fire. The kitchen has a range of matching units including a breakfast bar, window overlooking the garden and door to the side.

There are two bedrooms and a modern shower room.

There is loft access (not inspected), modern condensing boiler installed 2020 with central heating and the house is fully double glazed with windows and doors installed late 2022.

The property is also understood to have been part re-wired with new consumer unit.

The rear garden is laid to lawn with two raised corner beds, patio area, a large wooden shed and side access with gate.

There is a garage with rear window, side door and an electric remote roller shutter.

The front garden is low maintenance with gentle steps to the front door.

No forward chain.

### Location

Portway is located off Ingram Road in the Penlands area of Steyning.



### Information

Property Reference: HJB02469

Photos & particulars prepared January 2023 & revised March 2023(Ref JW)

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

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.

Local Authority: Horsham District Council

Council Tax Band: 'D'

### Directions

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## 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)



**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 17' 7" x 4' 3" (5.36m x 1.29m)

Living room 16' 4" x 11' 8" (4.97m x 3.55m)

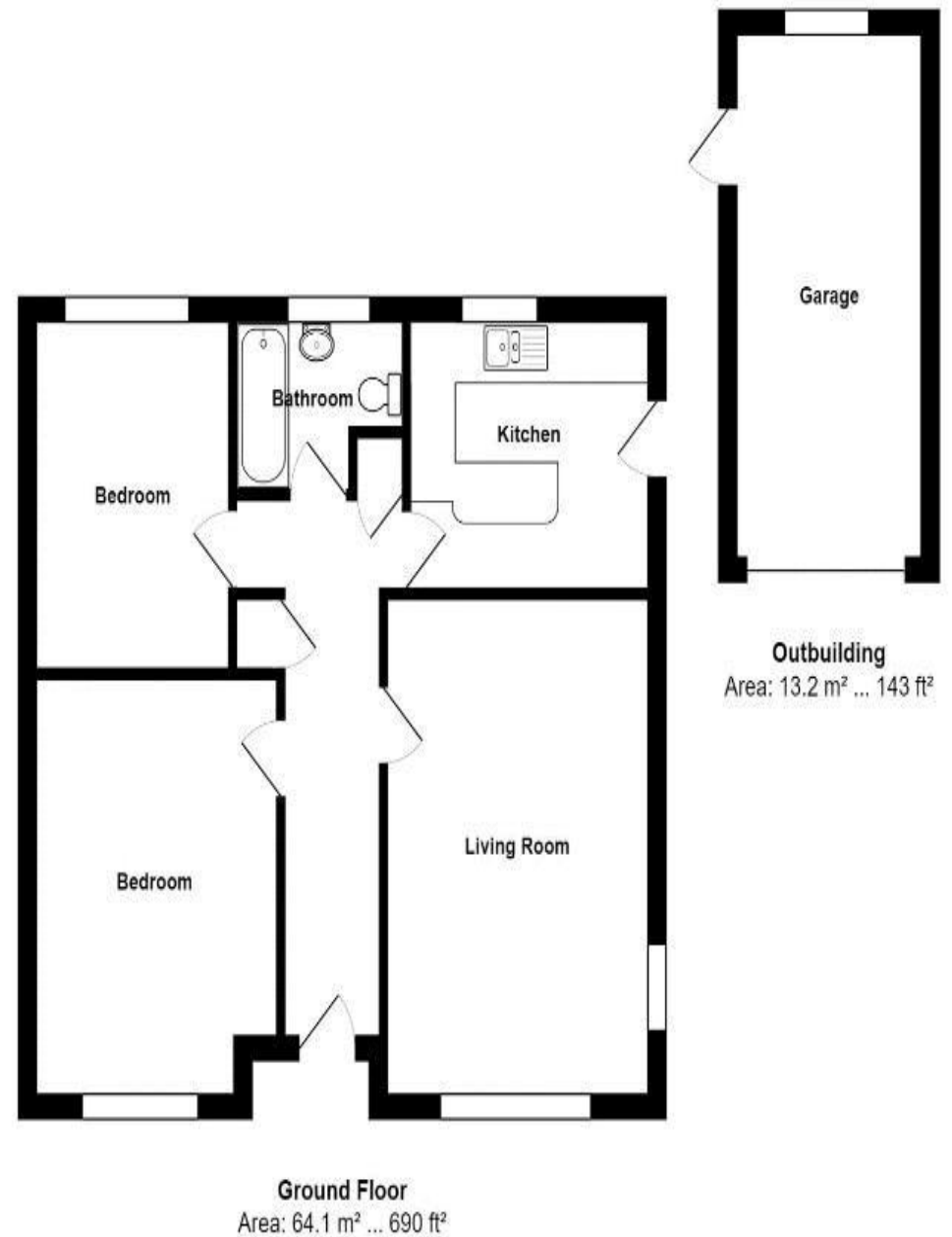
Kitchen 10' 7" x 8' 9" (3.22m x 2.66m)

Bedroom 1 13' 8" x 10' 9" (4.16m x 3.27m)

Bedroom 2 11' 4" x 8' 8" (3.45m x 2.64m)

Shower Room

Garage 17' 3" x 8' 3" (5.25m x 2.51m)



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TheMarket.com

ZOOPLA

PrimeLocation.com

UKLANDand FARMs.co.uk

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