



Garden Cottage | Castle Lane | Steyning | West Sussex | BN44 3GX

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in excess of £650,000 | Freehold



- Detached house with large garden plot extending overall to c. 0.34 of an acre and offering further potential (subject to all consents).
- Garage and driveway
- Two/Three bedrooms
- Extended kitchen
- In need of modernisation and with potential to extend
- No forward chain.

Description

A detached cottage style house with large gardens in a small gravelled cul-de-sac. The house is in need of further refurbishment and modernisation, but is considered to offer good potential to extend and also potential (subject to all consents) to the large plot extending overall to c. 0.34 of an acre.

This attractive property is externally finished in a white render under a tiled roof and has an adjacent garage plus extensive rear garden with various outbuildings and a greenhouse.

The accommodation includes two double bedrooms both with built-in wardrobes and a family bathroom, a third bedroom/office on the ground floor, a double aspect living room with fireplace, hall with cloakroom and an extended kitchen/diner. A spacious landing with large dormer gives views towards Clays Field.

There is gas fired central heating and double glazing throughout.

The property is offered for sale with early vacant possession and no forward chain.

Location

what three words ///schematic.premiums.afford

Information

Property Reference: HJB02665

Photos & particulars prepared: Prepared by H J Burt December 2023 (JW).

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

Local Authority: Horsham District Council

Council Tax Band: 'E'

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.

Directions

Access from Goring Road turning East adjacent to Clays Field and the property is on the left.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

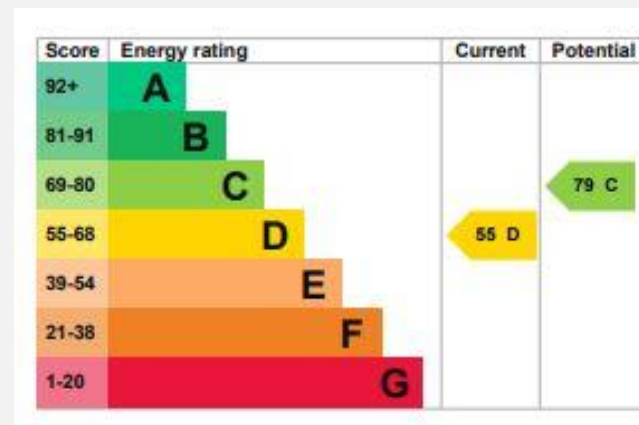
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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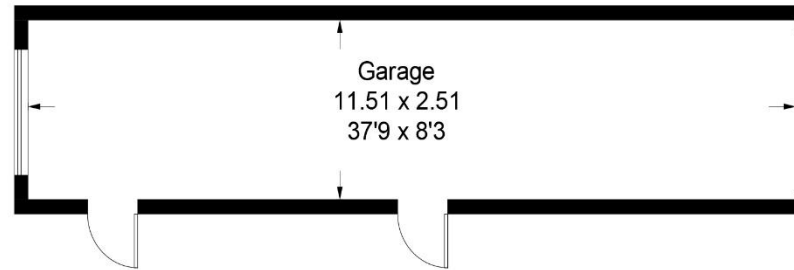




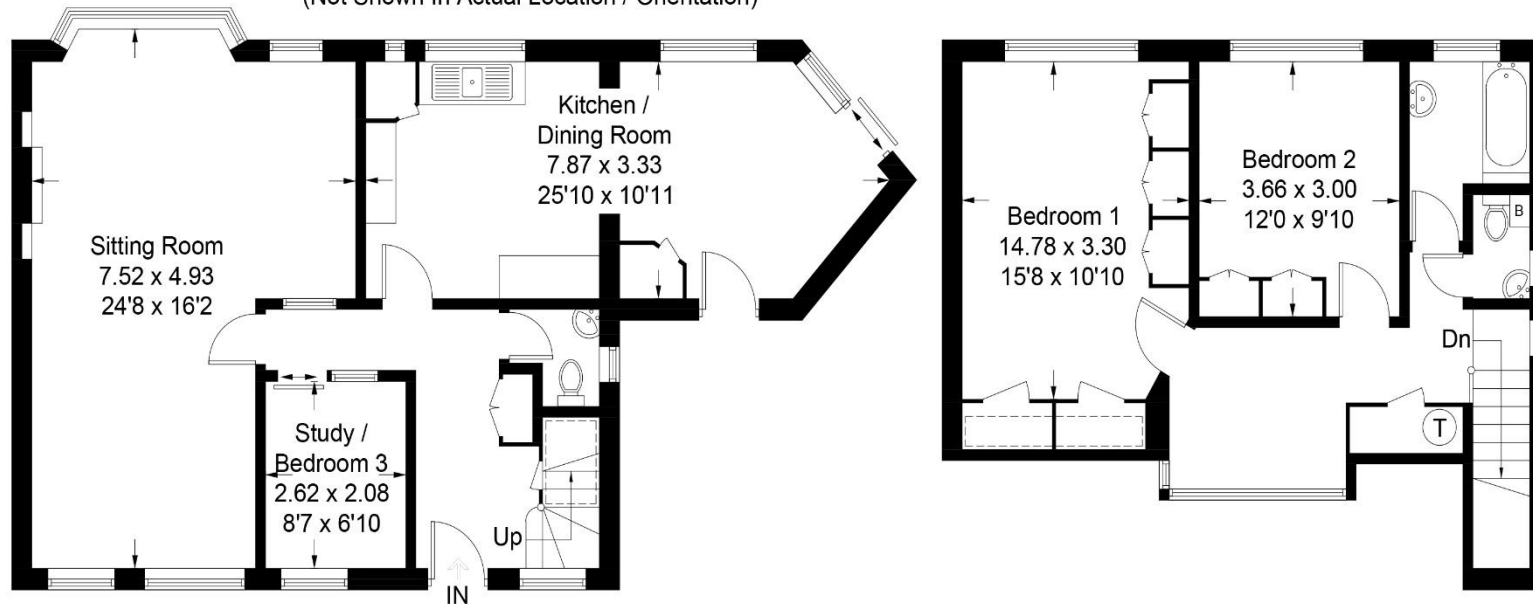


Castle Lane, BN44

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Garage = 28.7 sq m / 309 sq ft
Total = 151.1 sq m / 1626 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID1034583)