



6 | Penlands Rise | Steyning | West Sussex | BN44 3PJ

H.J. BURT
Chartered Surveyors : Estate Agents



6 | Penlands Rise | Steyning | West Sussex | BN44 3PJ

Offers in Excess of: £725,000 | Freehold



- Spacious detached chalet bungalow
- Flexible accommodation on two floors
- Four bedrooms, two reception rooms
- Extended kitchen/breakfast room with modern units and garden access
- The sitting room has a solid fuel burner
- Integrated garage/utility room
- Excellent decorative order throughout
- Beautiful mature rear garden with patio, raised beds and greenhouse.

Description

A lovely detached chalet style bungalow boasting lots of space and light and occupying a sizeable plot in a popular residential setting.

This attractive property has a fabulous airy quality with large windows, two sets of French doors and Velux windows which compliment the large rooms. A spacious entrance hallway leads via glazed double doors into the extended kitchen/breakfast room. A modern array of units have polished stone worktops and integrated appliances. There are both radiators and under floor heating with French doors to the garden and an internal door to the garage. This has up and over door, side door and a range of units with space and plumbing for washing machine and tumble drier.

The sitting room has solid fuel burner and faces South while the dining room has French doors to the patio. A further reception room could also be a bedroom as there is a ground floor shower room.

Upstairs are three further bedrooms all with storage or wardrobes and a family bathroom. To the front is a large block paved driveway for several vehicles plus lawn and mature tree.

The rear garden is very pretty having a large patio area with steps up to the lawn surrounded by mature plants and shrubs. There is a wooden shed and green house hidden away at the back.

Offered for sale with no forward chain and early vacant possession.

Location

What 3 words : [///guesswork.expansion.dean](http://guesswork.expansion.dean)

Penlands Rise is on the Western side of Steyning in a quiet and pretty area, reached via Ingram Road and accessible for the centre of the town. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line/River Adur heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities.

Information

Property Reference: HJB02660

Photos & particulars prepared: September 2023 (Ref 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

Turn left from our office in Steyning High Street and continue over the roundabout and down Bramber road. Then turn right into Ingram Road and first left into Penlands Rise. Number 6 is on the right opposite Penlands Vale.

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



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

Spacious Entrance hall

Sitting Room 16' 0" x 11' 3" (4.87m x 3.43m)

Reception 2 / Bedroom 12' 0" x 12' 0" (3.65m x 3.65m)

Kitchen / Breakfast Room 19' 7" x 11' 4" (5.96m x 3.45m)

Dining room 11' 4" x 10' 0" (3.45m x 3.05m)

Shower Room 5' 4" x 5' 2" (1.62m x 1.57m)

Upstairs Landing

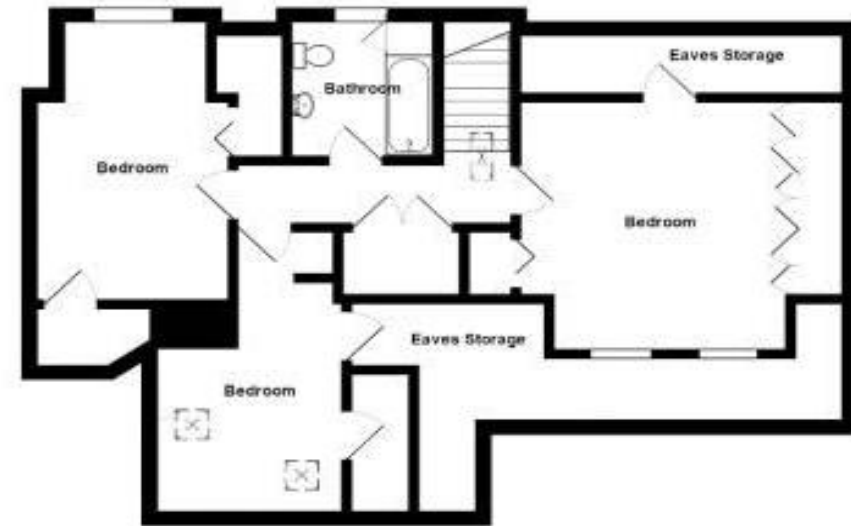
Bedroom 1 13' 8" x 12' 9" (4.16m x 3.88m)

Bedroom 2 14' 4" x 8' 11" (4.37m x 2.72m)

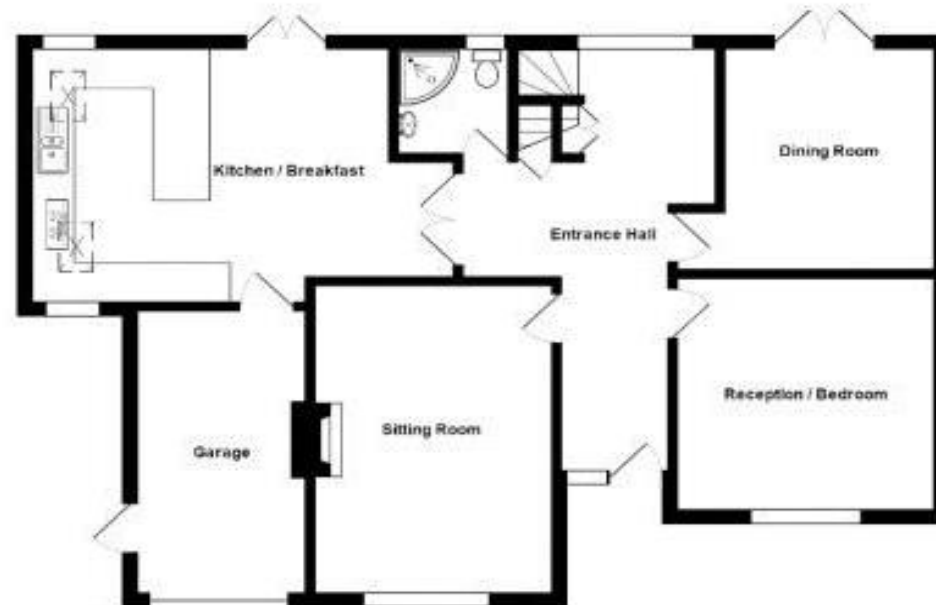
Bedroom 3 8' 8" x 8' 4" (2.64m x 2.54m)

Bathroom 7' 0" x 6' 9" (2.13m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Area: 77.1 m² ... 830 ft²



Area: 97.5 m² ... 1049 ft²

Total Area: 174.6 m² ... 1880 ft²

All measurements are approximate and for display purposes only



H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

UKLANDand
FARMS.co.uk

ZOOPLA

PrimeLocation.com

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services