



10 Coxham Lane | Steyning | West Sussex | BN44 3LG

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in the Region Of: £550,000 | Freehold



- Detached three bedroom bungalow. Freehold.
- Driveway and garage
- Large pretty South facing garden
- Spacious Living room
- Potential for extension or redevelopment (subject to consents)
- Sought after residential road
- No forward chain

Description

A three bedroom detached bungalow located on a favoured central Steyning Road with a good size South facing garden, garage and driveway.

It occupies a level flat plot with no steps or stairs and could suit a refurbishment and a makeover, along with potential extensions (subject to any necessary consents).

A hallway runs through the centre of the property with rooms coming off. A fitted kitchen to the front has integrated appliances including cooker and fridge, The main bedroom has a rear bay window and wall of built-in wardrobes and there are two further bedrooms and a bathroom. A large rectangular living room is double aspect with sliding doors to the garden. The house has older style double glazing and gas central heating.

To the rear is a detached garage with potting shed beyond. The outstanding feature is the lovely garden facing South with lawn, pond and mature borders.

There is a good size terrace that runs around and joins the driveway.

Available with no forward chain with early vacant possession.

Location

What 3 words: ///airbrush.smaller.sweated

The property is situated within convenient walking distance of the bustling town centre on a sought after residential road. Steyning boasts, among other things, a busy High Street with shops, pubs and restaurants, a health and leisure centre with a swimming pool and very good school and various sports and leisure facilities.

Information

Property Reference: HJB02441

Photos & particulars prepared: September 2023 (JW).

Local Authority: Horsham District Council

Council Tax Band: 'E'

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.

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, continue around and Coxham Lane is the second on the right No. 10 will be found on 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

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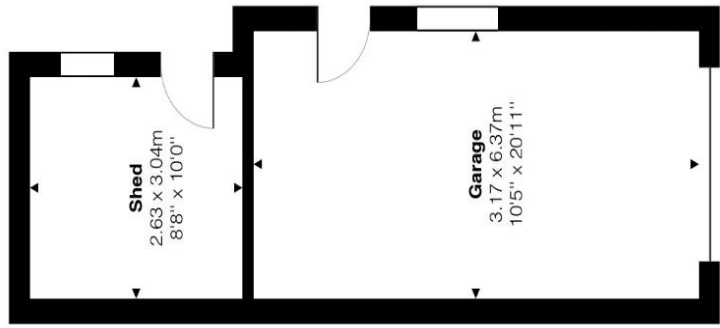
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken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



10 Coxham Lane



Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 110.3 m² ... 1187 ft²

All measurements are approximate and for display purposes only

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