



3 Charlton Mews | Charlton Street | Steyning | West Sussex | BN44 3NF

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

3 Charlton Mews | Charlton Street | Steyning | West Sussex | BN44 3NF

Asking Price: £265,000 | Leasehold



- Two bedroom ground floor apartment.
- Very central Steyning location
- Double height vaulted ceiling with exposed beams in living room
- Ensuite shower room to main bedroom, further bathroom
- Allocated off street parking space
- Gas fired central heating and double glazing
- Own front door.
- No forward chain

### Description

An interesting and unusual ground floor flat having a feature vaulted ceiling in a very central Steyning location being only minutes from the High Street.

This two bedroom modern apartment forms part of a small mews and has allocated off-street parking.

A private front door leads into the L-shaped hallway with a small cupboard concealing the Glow worm boiler. The living room has a high vaulted ceiling with exposed beams and a high level window giving a feeling of light and space, a large hatch opens into the kitchen. The kitchen itself has a range of matching eye and base units with points for a fridge and a washing machine and with a built-in hob and oven, tiled splashback and floor. The main bedroom is spacious with an ensuite shower room while the smaller bedroom is opposite the bathroom.

The flat is generally well presented and with gas fired heating, wooden framed double glazing and neutral decoration.

Early vacant possession and no onward chain.

### Location

what 3 words: [///trying.clarifies.canny](#)

Charlton Street runs parallel to the High Street and consists mainly of older terraced cottages. It is a desirable location backing onto the cricket field and only seconds away from the High Street and therefore within convenient walking distance of the bustling town centre. It is also located adjacent to the Running club, Tennis club and Bowls green.

Steyning boasts, among other things, a health and leisure centre with a swimming pool, excellent medical centre, library, museum and churches of most denominations. Shoreham-by-Sea approximately just over five miles to the South-East has a main line railway station with services along the South Coast to Gatwick and London Victoria and also has a small airport and harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

### Information

Property Reference: HJB02755

Photos & particulars prepared: by H J Burt March 2024 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: 'B'

The Lease: 1/1/2007 - 31/12/2131 (remainder 107 years)

Ground Rent TBC

Service Charges £437.50 per half year TBC

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.

### 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)

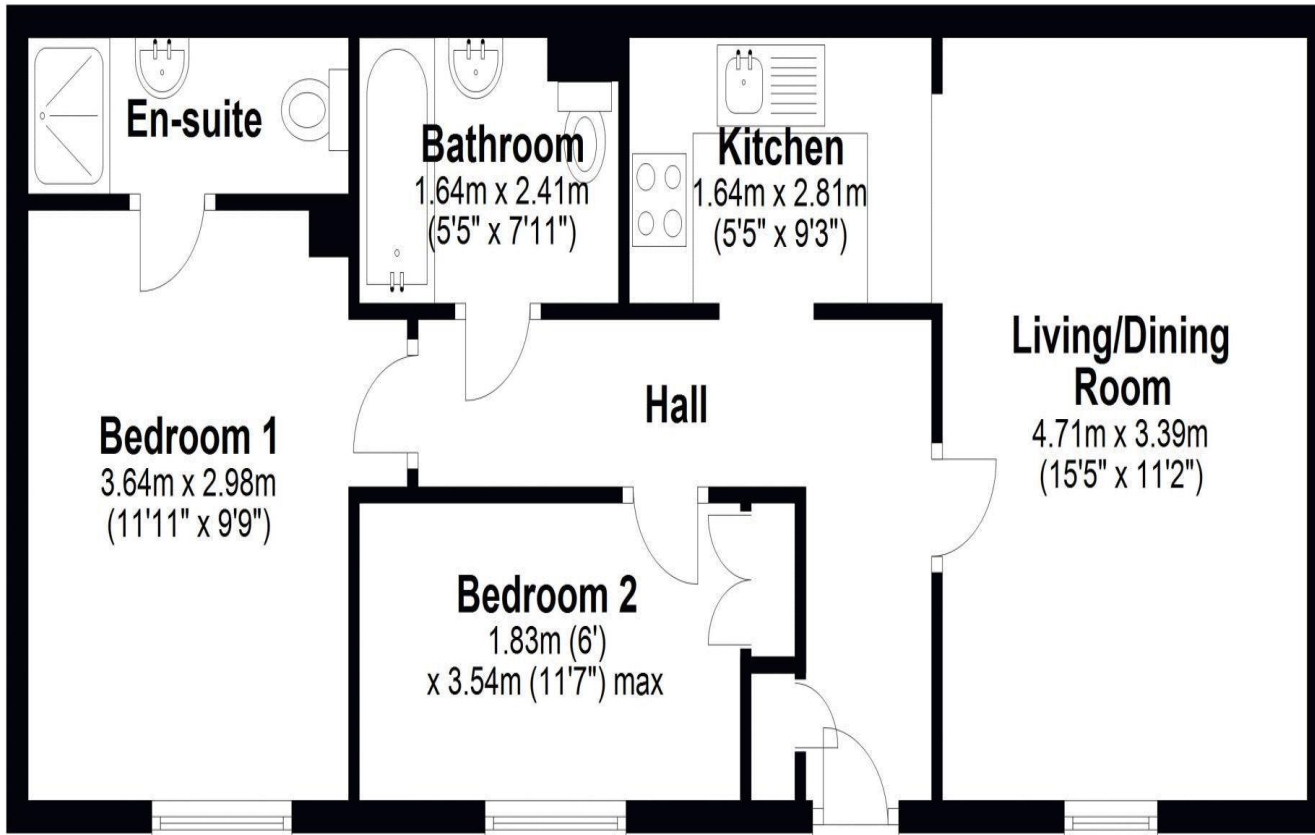


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but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



# Ground Floor Flat

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.9 sq. feet)

Produced and copyright Osborn Humphreys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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