



24 | Sir Georges Place | Steyning | West Sussex | BN44 3LS

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £450,000 | Freehold



- Very spacious two bedroom house.
- Central Steyning location
- Garage and parking space
- Large Living room with parquet flooring and fireplace
- Kitchen/diner with sun room to garden
- South -West facing lawned garden.
- Gas fired central heating and double glazing
- Downstairs w.c.
- No onward chain

Description

A centrally located two bedroom house forming part of a small development built in 1968 around a green in the heart of Steyning just off the High Street.

This very spacious mid terraced house has white render with wooden high level fascia boards. An entrance porch leads into a large living room spanning the whole width of the house. With stone fireplace, original parquet flooring, full height window and open tread stairs to the first floor. Two doors lead into the kitchen/diner which again runs the full width. There are wooden units with tiled worktops and splashbacks. All appliances are included. A door leads directly to the garden and there is a downstairs W.C. At the rear is a wooden framed garden room. Upstairs off a spacious landing are two bedrooms both with built in wardrobes, a shower room and airing cupboard. Bedroom 1 has distant views of Truleigh Hill.

To the front of the property is a small formal front garden and a large communal green. To the rear is a private garden mainly laid to lawn facing South West. This is fenced with a patio area, small wooden shed and a rear gate to a twitten and in turn easy access to the South Downs.

There is a garage with up and over door and a parking space in front. No forward chain.

Location

what 3 words ///hushed.unspoiled.belly

Sir George's Place is a desirable location at the end of the High Street and therefore within convenient walking distance of the bustling town centre. The High street has many shops

and services including 2 supermarkets, 3 pubs and numerous shops and cafes including Cobblestone Walk. Steyning boasts, among other things, a health and leisure centre with a swimming pool and Gym, cricket, football and running clubs, excellent medical centre, community centre, library, museum, good schools and churches of most denominations.

Information

Property Reference: HJB02781

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

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

Local Authority: Horsham District Council

Council Tax Band: 'D'

New Boiler installed December 2022. Shower installed 2021. New carpets upstairs fitted on landing and main bedroom in 2021 and bedroom 2 in 2024

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. Turn left into Sir Georges Place by the Model Bakery. On the left is an elevated white rendered terrace and number 24 is in the middle accessed via a ramped path.

H.J. BURT Steyning

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

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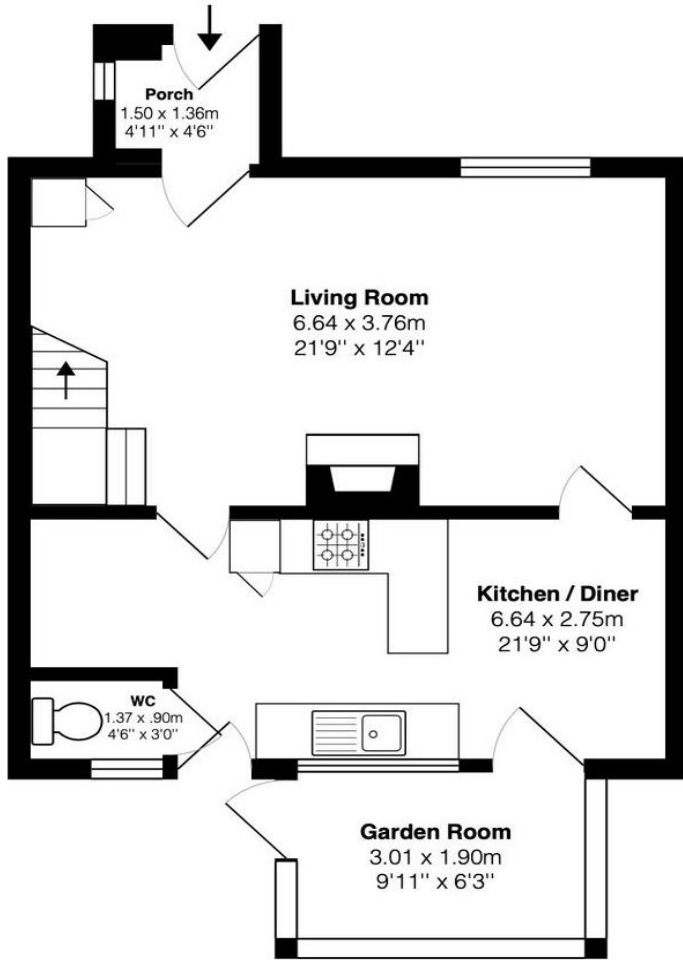




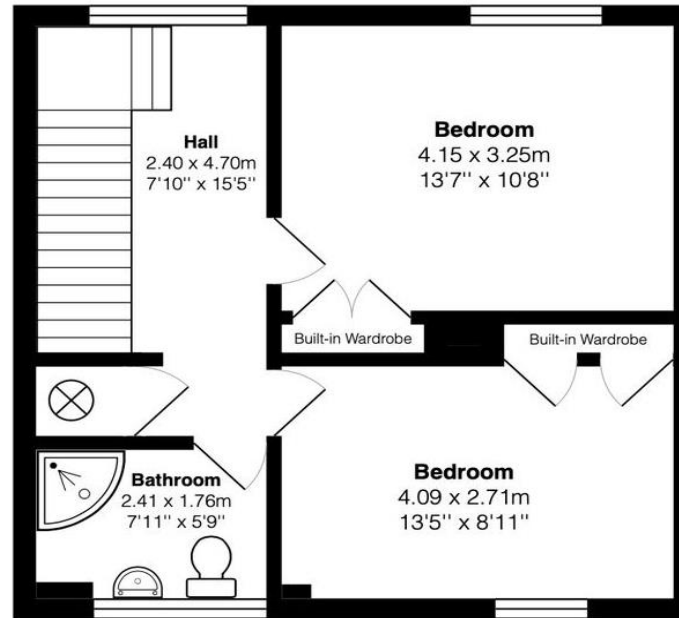


24 Sir George's Place

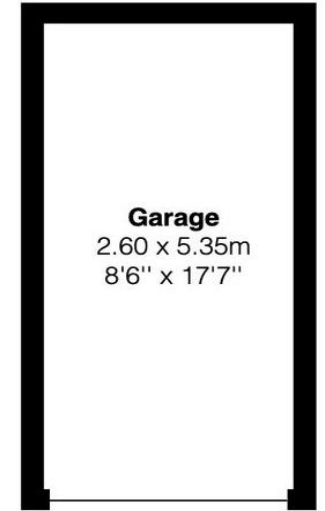
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Total Area: 110.3 m² ... 1187 ft²

All measurements are approximate and for display purposes only

