



1 Rosemary Avenue | Steyning | West Sussex | BN44 3YS

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







1 | Rosemary Avenue | Steyning | West Sussex | BN44 3YS

Asking Price: £750,000 | Freehold



- Stunning contemporary property in beautiful decorative order throughout.
- Flexible accommodation on two floors with additional gym/home office
- Attached property with four bedrooms
- Open Plan kitchen/Living room with two sets of Bifold doors to garden
- Kitchen with integrated appliances and quality fitments
- Luxury bathroom and ensuite wet room, Driveway and utility room
- Rewired and new plumbing/heating inc Ideal Max Boiler installed Dec 2023 with 10 year warranty
- Exceptional attached property in quiet residential area.

### Description

A fabulous modern and stylish property developed to a very high standard occupying a corner plot of a quiet residential cul-de-sac.

Originally a much smaller property, the owner has reimagined it into a light, bright and spacious home with most rooms being double aspect with far reaching views of the South Downs. Designed to be flexible accommodation there are two bedrooms and a bathroom on the first floor and two bedrooms on the ground that could also be used as office space or a second living room depending on needs.

A bright and airy living room has two sets of folding doors to the garden and deck with a large 4mx2m atrium above. The kitchen has solid beech worktops, feature brick wall and integrated appliances including a wine cooler. A separate utility room houses the washing machine and boiler (newly installed Dec 2023 Ideal Max with 10 year warranty), while the impressive open tread steel and glass staircase leads upstairs past an electric remote Velux window. Both the luxury bathroom and shower room have Burlington fitments including a free standing bath and duel bowl basins. The feature radiators are from the Cast Iron Radiator Centre and compliment the polished floorboards and overall style of the property.

The main bedroom has an exposed brick wall and bay window with double doors leading to a dressing room and ensuite wet room. This room equally would make a lovely snug or similar.

The South facing garden wraps around the property with a large lawn and decked area with outside lighting and power. It is private but still sunny behind fencing and box hedging. A particular feature is the detached gym and Pilates studio which could also be a home office or man cave etc. This brick built and insulated building has an atrium, bifold doors, power and internet and so is fully equipped for many uses.

To the front is a driveway completing this wonderful property.

### Location

The property is situated within walking distance of the bustling town centre. Steyning boasts a health and leisure centre with a swimming pool 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 approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

### Directions

From our Steyning Office, proceed toward the mini-roundabout and turn left into Church Street, follow the road past the Church and onwards across the road-bridge (over the bypass) into Kings Barn Lane. Take the right hand turning into Rosemary Avenue and the property will be found on the left hand side.

### Information

**Property Reference:** HJB02562

**Photos & particulars prepared:** by H J Burt April 2023 & revised January 2024 (ref JW)

**Council Tax Band:** 'D'

**Local Authority:** Horsham

**Services:** Mains services of electricity, 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.















## 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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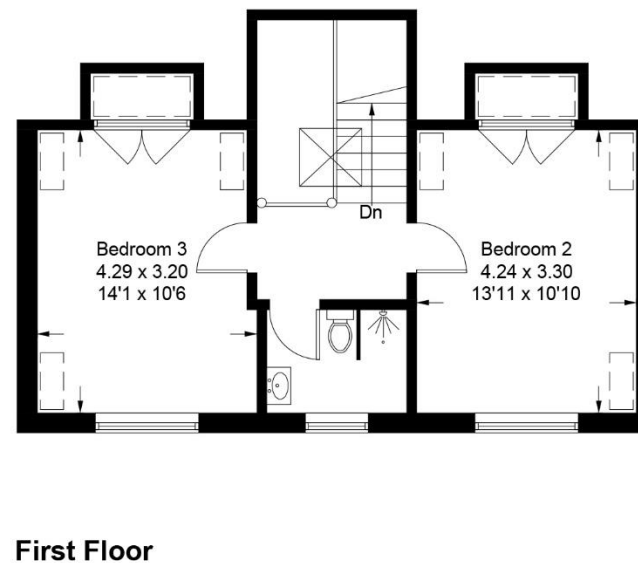
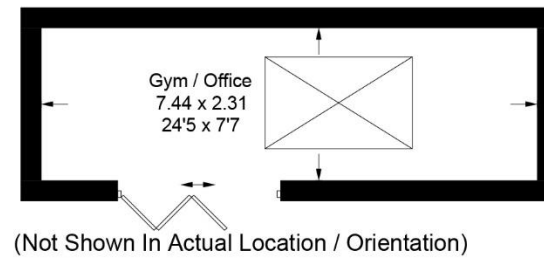
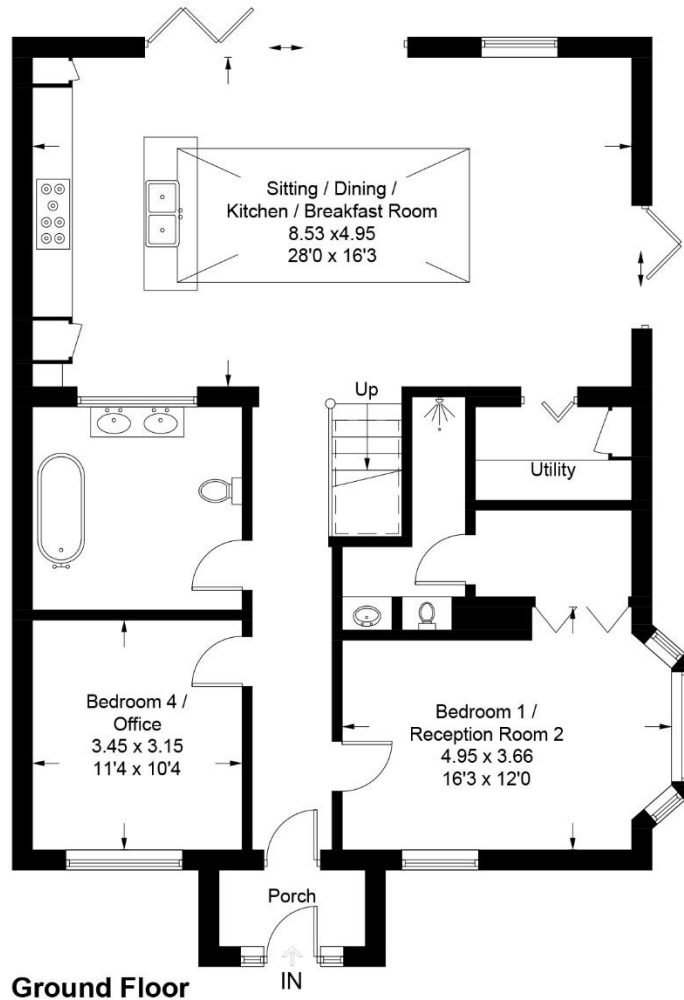


# Rosemary Avenue, BN44

Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft  
 Gym / Office = 17.5 sq m / 188 sq ft  
 Total = 174.7 sq m / 1880 sq ft



 = Reduced headroom below 1.5m / 5'0



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

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.(ID259963)





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