



**31 Breach Close,**  
Steyping, West Sussex.

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



## 31 Breach Close,

Steyning, West Sussex. BN44 3RZ

**Asking Price £415,000** Freehold

- **Lovely three bedroom house. Freehold. EPC 'D'. Council Tax Band 'C'.**
- **Modern kitchen/diner with space for table**
- **Oak Porch and door**
- **Central Steyning location**
- **Conservatory and summer house**
- **Modern white bathroom**

### Description

A modern light and airy three bedroom terraced house with attractive front and rear gardens in a quiet central cul-de-sac. This mid terraced house has been well maintained by the current owners and has a number of improvements like the Oak porch, the garden landscaping and the modern kitchen and bathroom. The living space has been opened up and now has a good sized kitchen across the rear of the house which has a good range of high gloss white units with oversized soft close drawers and solid Oak worktops. There are lights in the plinths and stripped original flooring. It has an integrated induction hob and electric oven and plenty of space for a table and chairs.

The living room has an electric fire and is carpeted. The conservatory has space and plumbing for the washing machine, dishwasher and tumble drier with double doors out to the garden. There are two double bedrooms with built in wardrobes and the third bedroom has a built in raised single bed creating a great space for a child or spare room and office. The bathroom has a modern white suite with both a rain shower and hand held shower over the bath.

The front garden is very attractive with artificial grass and paving leading to the Oak porch while the rear has a decking with solar lighting, artificial grass, a lovely summer house and rear access. No onward chain.

### Information

Photos & particulars updated by H J Burt August 2022 (Ref: JW)

Mains services of electricity, gas, water and drainage.

Council Tax Band - C



### Location

Number 31 Breach Close is in a quiet residential road in the centre of Steyning a short walk from the High Street. The old market town has a wide range of traditional local shops, trades and services and also boasts both health and leisure centres with a swimming pool and other community facilities. There are good schools and beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The newly designated 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 in an Westerly direction along the High Street, turn right into Tanyard Lane and then left into Breach Close. Number 31 can be found in a side cul-de-sac off the main Breach Close.

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.







# Breach Close, BN44

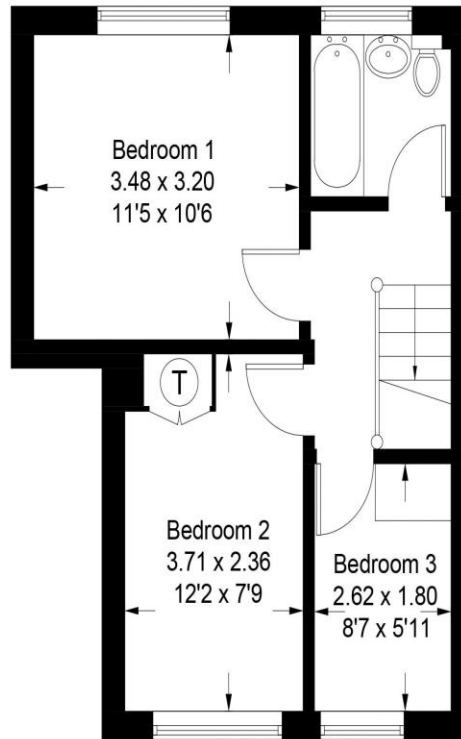
Approximate Gross Internal Area = 76.0 sq m / 818 sq ft  
 Summer House = 4.4 sq m / 47 sq ft  
 Total = 80.4 sq m / 865 sq ft



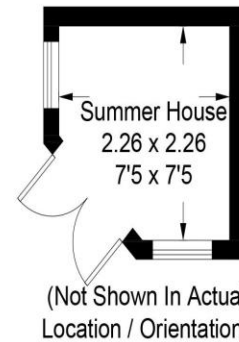
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



Ground Floor



First Floor



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 2022.(ID887057)

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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.

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