



25 South Ash | Steyning | West Sussex | BN44 3SJ

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of: £300,000 | Freehold



- Two bedroom house with large garden
- Allocated off street parking space
- Double aspect living room
- Separate fitted kitchen
- Gas heating and double glazing
- Quiet cul-de-sac location
- Vacant with no chain

Description

A modern two bedroom house with allocated parking space and a large garden in a quiet cul-de-sac location.

Built in the early 1990s this corner house has a separate fully fitted kitchen, a double aspect living room with laminated flooring and a door to the garden, stairs that lead up to the first floor where there are two double bedrooms and a bathroom with white suite and shower over the bath. The house is fully double glazed with gas fired central heating.

The standout feature is the large triangular garden laid to lawn which wraps around the house. There are mature trees and shrubs around the border and a path leading to a rear gate that accesses the allocated parking space. Vacant with no onward chain.

Location

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South Ash is off Middle Mead in the popular Gatewick Park area to the North of Steyning town and is close to Steyning Grammar school. Steyning High Street has a diverse range of traditional local shops, trades and services and lies at the edge of the South Downs National Park. Steyning boasts a health and sports centre with swimming pool, other community facilities including a wide range of societies and organisations and schools for all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property. Shoreham-by-Sea, approx. 5½ 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 city of Brighton & Hove 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: HJB02821

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

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.

Local Authority: Horsham District Council Council Tax Band: 'C'

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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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.



Dimensions

Hall

Kitchen 10' 4" x 6' 1" (3.15m x 1.85m)

Living Room 14' 4" x 14' 3" (4.37m x 4.34m)

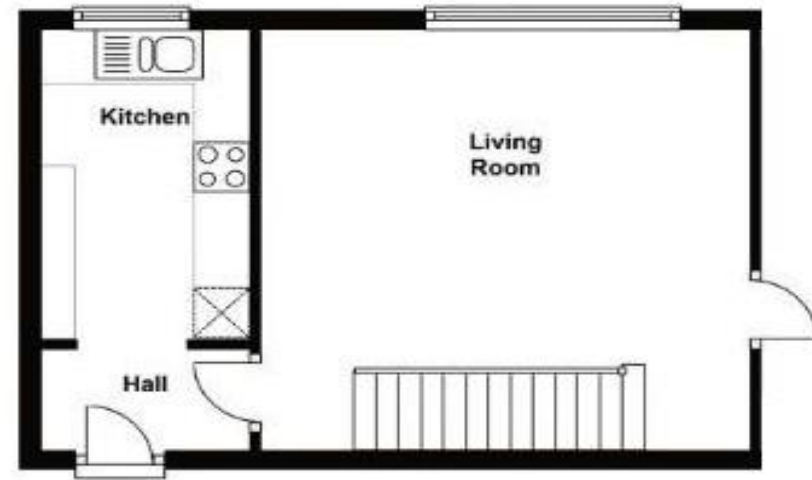
First Floor Landing

Bedroom 1 11' 2" x 11' 0" (3.40m x 3.35m)

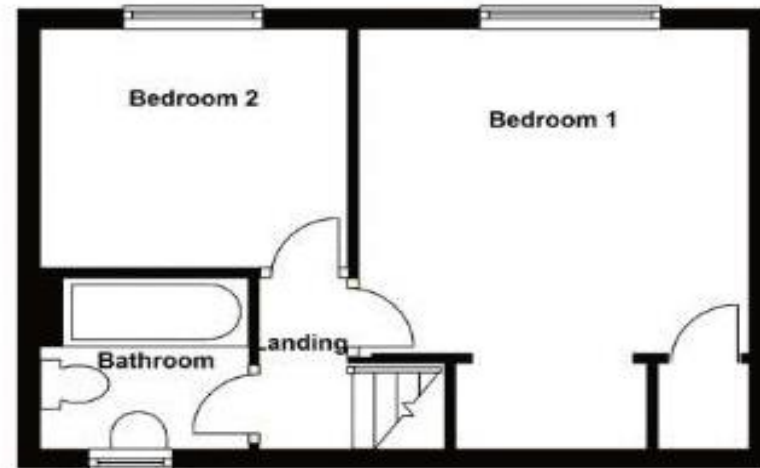
Bedroom 2 9' 3" x 8' 0" (2.82m x 2.44m)

Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		