



17 | Breach Close | Steyning | West Sussex | BN44 3RZ

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

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Asking Price: £350,000 | Freehold



- Three bedroom semi detached house.
- South facing lawned garden
- Two off street parking spaces
- Useful attic boarded out with window, electrics and heating
- Solid fuel burner
- Kitchen with Range Style cooker
- Good storage
- No forward chain

### Description

A lovely family home in central Steyning boasting off street parking, South facing garden and lots of storage space. This end of terrace house is much improved & updated and is for sale with no forward chain.

The entrance is via a side porch with space for coats and shoes, laminated flooring and a storage cupboard, stairs to first floor and door to Living room which has a feature solid fuel burner in modern surround, laminated flooring and arch to Kitchen. The kitchen runs across the rear of the property with a window and French doors leading to the garden. The kitchen has a good range of modern high gloss cream matching eye and base units with contrasting sold wood worktops, Rangemaster cooker, tiled splashback and laminated floor. There is space for a table and chairs.

On the first floor are three bedrooms including a large main room with a full wall of built in wardrobes. The bathroom has a modern white suite with shower over the bath with white tiles and a feature glass tile border. The loft has been boarded with a side window, radiator and power points. Access is via a ladder only and so is useful storage rather than another room. At the rear is another large storage area suitable for bikes etc.

The garden is laid to lawn and patio with wooden fences to all sides while the front has been built up with brick paving to create two off street parking spaces. The house is fully double glazed with gas fired central heating.

### Location

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### Information

Property Reference: HJB02485

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

Local Authority: Horsham District Council

Council Tax Band: 'C'

Photos & particulars prepared: Details created by H J Burt December 2023 (JW).

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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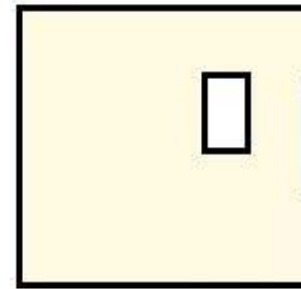




**Ground Floor**



**First Floor**



**Loft**



**Dimensions**

**Entrance Hall** 13' 8" x 8' 5" (4.16m x 2.56m)

**Living Room** 13' 8" x 10' 7" (4.16m x 3.22m)

**Kitchen Diner** 13' 11" x 9' 0" (4.24m x 2.74m)

**Landing**

**Bedroom 1** 12' 5" x 11' 5" (3.78m x 3.48m)

**Bedroom 2** 12' 11" x 9' 4" (3.93m x 2.84m)

**Bedroom 3** 7' 11" x 5' 11" (2.41m x 1.80m)

**Bathroom** 6' 4" x 5' 11" (1.93m x 1.80m)

**Loft**

**storage room**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	78   C
39-54	E		
21-38	F		
1-20	G		