



19 | 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 end of terrace house
- Two off-street parking spaces adjacent to property
- Spacious modern kitchen/diner
- Lawned rear garden with patio and side gate
- Double glazed
- Gas fired central heating with Ideal Boiler installed 2021
- Quiet cul-de-sac location
- No onward chain

### Description

A beautifully presented two bedroom house in a very quiet cul-de-sac in Steyning. This modern end of terrace house has a spacious kitchen/diner that opens onto the garden, a comfortable living room, two bedrooms and a family bathroom. There is a lovely garden with lawn and patio. To the side is parking for two vehicles. The house has modern double glazing, gas heating and is offered with no onward chain. Upvc front door leading to Living room. This light room has laminated floor, stairs to the first floor and a door to the kitchen which has a good range of matching eye and base units installed in June 2023 with solid wood worktops and space for a table and chairs. On the first floor is a large master bedroom with laminate floor, built in storage and two windows with wooden shutters, there is a further bedroom again with shutters and a bathroom with white suite and shower over the bath. To the rear is a pretty fenced garden laid to lawn with a small border of plants and shrubs. There is a patio area with side access leading to the two parking spaces No onward chain.

### Location

What 3 words: ///chiefs.shield.tennis

South Ash is in the popular Gatewick Park area to the North of Steyning town. 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. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.

### Information

Property Reference: HJB02655

Photos & particulars prepared: 30th August 2023 (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

Council Tax Band: 'C'

### Directions

From our High Street office head in an Easterly direction to the mini-roundabout with Church Street, proceed along Church Street and take the second left, down to the T-junction, turn right up to Shooting Field and take the third right into Middle Mead. Proceed along Middle Mead, turning right into South Ash. follow the road round into the cul-de-sac and the house is on the right. Alternatively, the property may be reached through residential roads leading from the bypass.

### Viewing

An internal inspection is strictly by appointment with:

#### H.J. BURT Steyning

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



**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.







# South Ash, Steyning, BN44

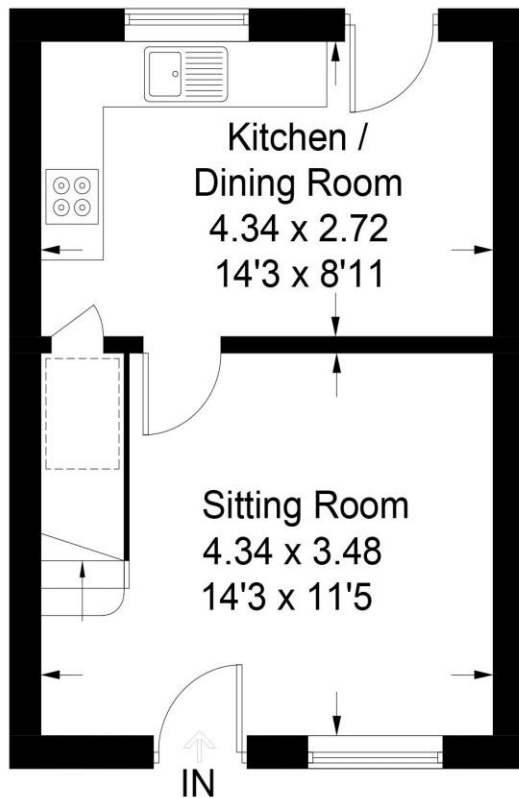


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

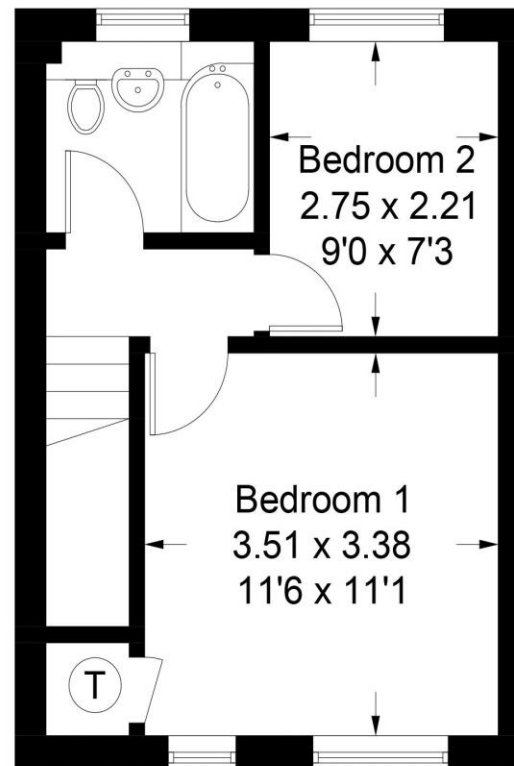
Approximate Gross Internal Area = 55.5 sq m / 597 sq ft



= Reduced headroom below 1.5m / 5'0



**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 2018.(ID 433299)