



13 | Swallowmead, College Hill | Steyning | West Sussex | BN44 3HE

H.J. BURT
Chartered Surveyors : Estate Agents

13 | Swallowmead, College Hill | Steyning | West Sussex | BN44 3HE

Asking Price £275,000 | Share of Freehold



- Ground floor apartment with private entrance.
- Main bedroom with en-suite shower room
- Second bedroom and a main bathroom
- Kitchen with integrated BOSCH appliances
- Allocated parking space
- Adjacent to communal gardens
- No onward chain

Description

A spacious ground floor apartment adjacent to the communal gardens in a sought after development in central Steyning. This well presented two bedroom apartment is situated in a popular residential area of the old market town.

The apartment benefits from a private entrance and is located in a particularly secluded and peaceful area of the development with surrounding communal gardens. An L-shaped hall gives access to the living room, separate kitchen with integrated appliances, large main bedroom with an ensuite shower room and a second bedroom where the main bathroom is across the hall.

The flat has gas fired central heating and double glazing and is in good condition over all with neutral decor and carpets. The allocated parking space is directly outside.

No onward chain

Information

Property Reference: 137898

Photos & particulars prepared: July 2023 (Ref JW)

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

Local Authority: Horsham District Council

Council Tax Band: 'D'

Leasehold 999 years from 1 June 2006 (982 years remaining)

Maintenance £1764.00

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.



Location

What 3 Words: ///populate.trim.alarming

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 | steyning@hjburt.co.uk



Find us @H.J.Burt



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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

