



3 | Southdown Terrace | Steyning | West Sussex | BN44 3YJ

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £695,000 | Freehold



- Beautiful Victorian terraced period home. Council Tax D. EPC E
- Spacious accommodation over three floors
- Four double bedrooms
- Open plan Living and Dining rooms measuring over 28'
- Kitchen with separate Breakfast room
- Front and rear gardens with rear access
- Extensively updated with new fireplaces, boiler, window refurbishment, decoration
- Quiet central location



Description

A very spacious Victorian terraced town house in a quiet, central Steyning location. This very attractive house is packed with features both original and newly installed creating a stylish home for a family or a downsizer who wants space and flexibility.

Arranged over three floors, an elegant hallway leads to a formal living room which opens in the dining room. This light and open space has high ceilings, picture rails and newly installed period fireplaces and new fitted cabinets to alcoves restoring the original splendour of the period.

A bay fronted breakfast room with new window shutters is a tranquil place to sit while the kitchen is light and bright with window and double doors to the garden and two roof lights. There is a good range of units and integrated NEFF appliances and a new hob (April 2024). A separate utility cupboard keeps some appliances concealed.

On the first floor are two spacious bedrooms again with new fireplaces, sash windows and high ceilings. A large luxury family bathroom has both a shower cubicle and free standing claw foot bath.

There are two further double bedrooms on the second floor.

To the front is a area laid to shingle - other houses have made this into a parking space. the rear patio garden is a suntrap with shed, pergola and rear access.

Location

what 3 words: [///improve.family.cakewalk](http://improve.family.cakewalk)

Located close to St. Cuthman's Green up an unmade cul-de-sac & within convenient walking distance of the centre of the old market town. This quiet road has ample parking and is separated from Station road by mature trees. The High Street in Steyning 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.

Information

Property Reference: HJB02577

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

Local Authority: Horsham District Council.

Council Tax Band: 'D'

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.

New fixture and fittings include: Fireplaces - 2x new working Carrara Marble surrounds with Cast iron inserts and granite Hearth installed June 2022 2x Antique Victorian cast iron with marble surround and hearth or tiled hearth installed August 2022 Sash window refurbishment - Most windows refurbished with new sills and replacement brass barrel security fixings. July 2022 New central heating boiler Viessman Vitodens 25kw combi boiler - Feb 2023 New white plastic fascias to all aspects at rear with new guttering and downpipes - July 2022 Window shutters - bespoke fitted to Breakfast room and first floor rear bedroom - July 2022 Some electrical work completed 2022. New Hob - April 2024





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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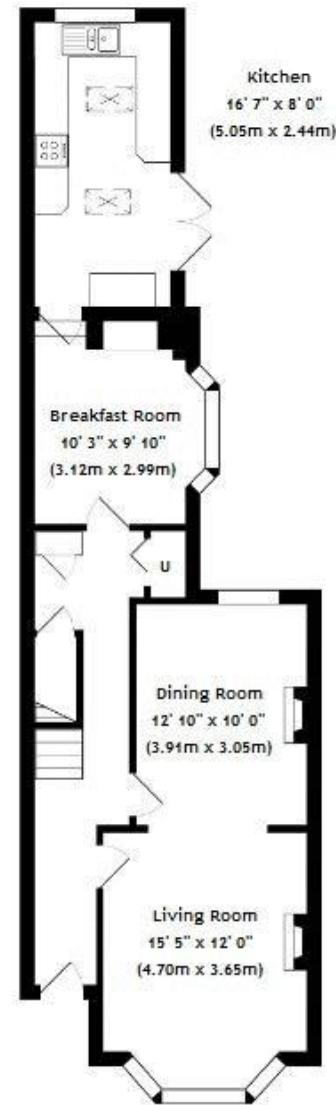


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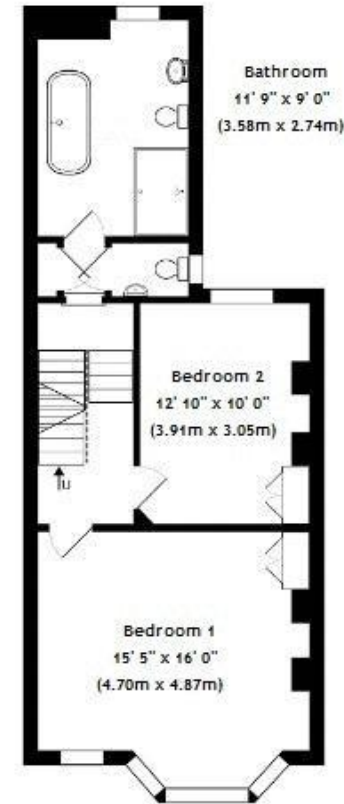


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

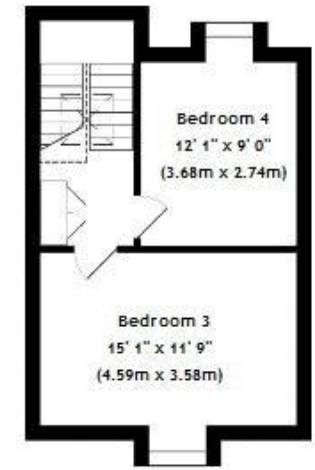
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Ground Floor
Area: 66.1 m² ... 712 ft²



First Floor
Area: 54.0 m² ... 581 ft²



Second Floor
Area: 31.9 m² ... 344 ft²

Total Area: 152.1 m² ... 1637 ft²
All measurements are approximate and for display purposes only.

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