



3 Gatewayke Terrace | Tanyard Lane | Steyning | West Sussex | BN44 3RL

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



3 Gatewycke Terrace | Tanyard Lane | Steyning | West Sussex | BN44 3RL

Asking Price: £435,000 | Freehold



- Recently redecorated end of terrace house. Freehold. EPC 'C'. Council Tax Band 'D'
- Three bedrooms
- Pretty rear garden
- Garage at rear
- Modern fitted kitchen
- Contemporary bathroom
- Central location
- No forward chain

## Description

An exceptionally well presented three bedroom end of terrace house offering bright and spacious open plan living with a pretty enclosed rear garden and garage. The accommodation comprises a spacious open plan living/dining room with Upvc French doors to garden and curved bay window to front. There is a modern fitted kitchen with wooden floor and door to garden. Upstairs, there are three good size bedrooms, two with built-in storage and a contemporary fitted bathroom. There are gardens to the front and rear, whilst the garage conveniently has a door directly from the garden. The house decorated throughout in a neutral decor and has modern boiler and electrics. Offered for sale with early vacant possession and no onward chain.

## Location

3 Gatewycke Terrace can be found at the East end of Tanyard Lane in the centre of Steyning a short walk from the High Street. The old market town has a wide range of traditional local shops, trades and services and also boasts both health and leisure centres with a swimming pool and other community facilities. There are good schools and beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea.

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## Information

Property Reference: HJB02387

Photos & particulars prepared: 13th August 2022 (Mr Jeremy Whittingham ANAEA MARLA)

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

Photographs & particulars updated by H J Burt Decmeber 2022 (Ref: 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.

Local Authority: Horsham District Council

Council Tax Band: 'D'

## Viewing

An internal inspection is strictly by appointment with:

## H.J. BURT Steyning

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

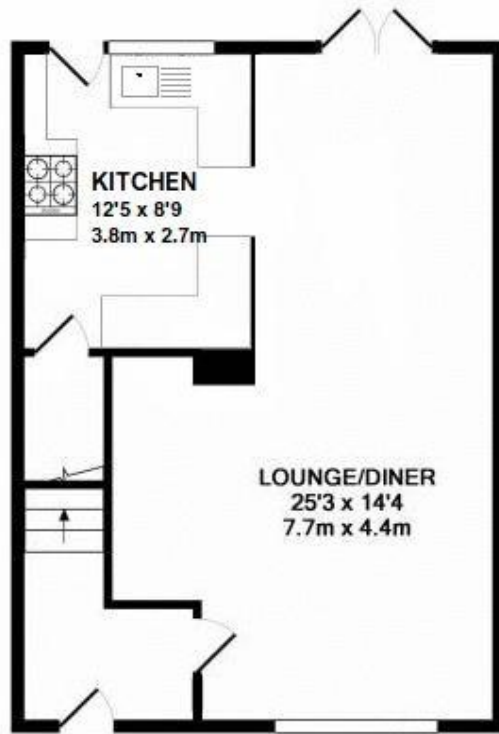
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



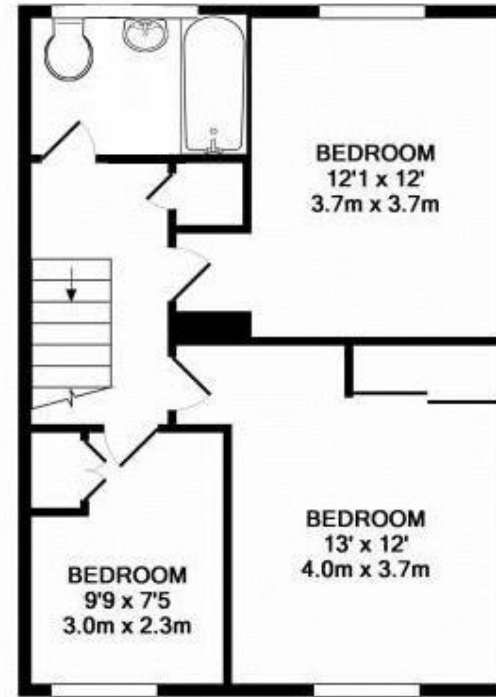
**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but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







GROUND FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given