



Holly Tree Cottage | Jarvis Lane | Steyning | West Sussex | BN44 3GL

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of: £425,000 | Freehold



- Very well-presented modern semi-detached house with garage and parking.
- Three bedrooms
- Newly installed kitchen with integrated appliances (December 2023)
- Lawned garden with borders and new fencing
- Spacious living room with new flooring
- Downstairs cloakroom
- Double glazing and gas fired central heating
- Vendors suited

Description

A modern semi-detached house boasting a garage and driveway in central Steyning. This three bedroom home has recently undergone a number of improvements including a luxury kitchen only installed in December, decoration and new flooring. Accessed via a small entrance porch with adjacent cloakroom into a good size sitting room with large window and space for table and chairs, a large opening extends into the newly installed kitchen with a good range of matching units from Howdens in pebble finish with quartz worktops and splashbacks, integrated appliances including induction hob, double oven and fridge freezer and a new Camero vinyl floor throughout the downstairs. Upstairs there are three bedrooms, two with built in storage, an airing cupboard and a family bathroom. The house is fully double glazed with gas fired heating from a Baxi boiler. Outside there is a driveway leading to a garage with up and over door and power. There are gardens to the front and rear, the back garden has a large wooden shed, new fences, lawn with borders around and a feature Cherry blossom tree planted ready for the spring. Overall the house is in excellent decorative order.

Location

What 3 words [///comet.expel.educates](#)

The property is only a short walk away from Steyning High Street while also convenient to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading North and South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and

leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Information

Property Reference: HJB02739

Local Authority: Horsham

Council Tax Band: 'D'.

Photos & particulars prepared: 13th January 2024 (Ref JW ANAEA MARLA)

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.

Directions

From our Steyning Office, proceed toward the mini-roundabout and turn left into Church Street, follow the road past the Church and around the corner towards Kings Barn Lane. The property will be found on the left before the bridge.

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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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.



Entrance Hall

Cloakroom

Living Room - 18' 7" x 13' 8" (5.66m x 4.16m)

Kitchen - 16' 10" x 9' 10" (5.13m x 2.99m)

First Floor Landing

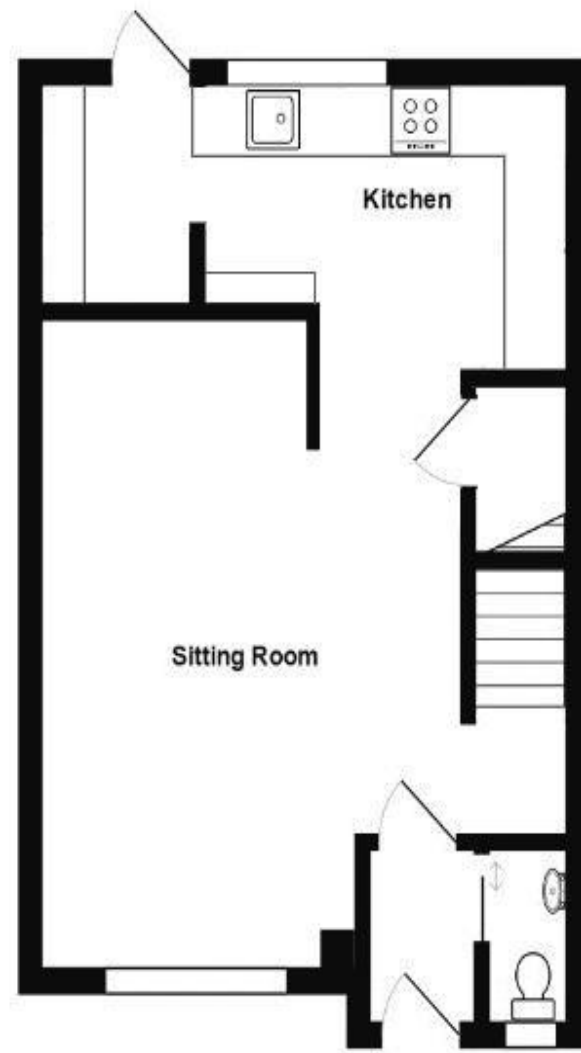
Bedroom 1 - 11' 10" x 11' 0" (3.60m x 3.35m)

Bedroom 2 - 10' 10" x 9' 5" (3.30m x 2.87m)

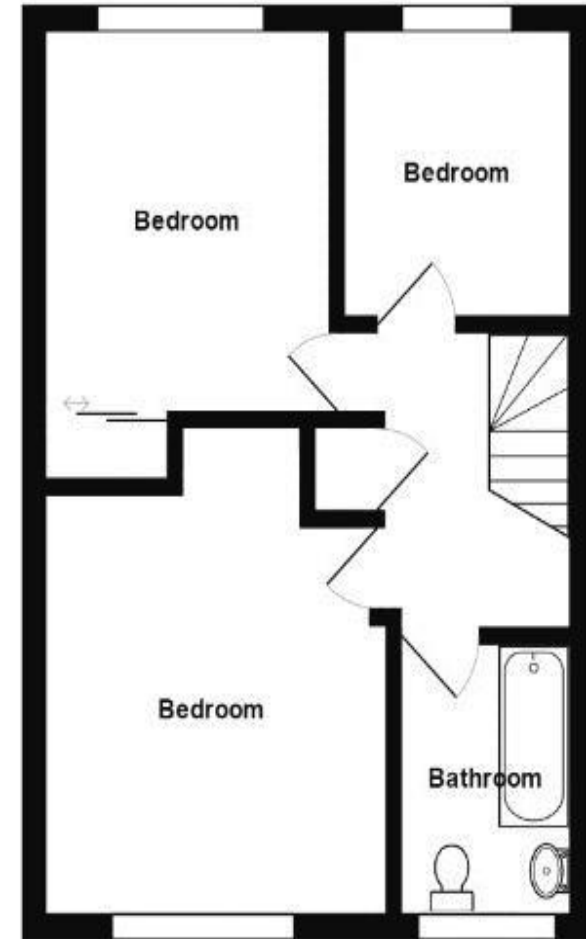
Bedroom 3 - 8' 0" x 7' 3" (2.44m x 2.21m)

Bathroom - 7' 8" x 5' 7" (2.34m x 1.70m)

Garage - 17' 0" x 8' 5" (5.18m x 2.56m)



Area: 40.7 m² ... 438 ft²



Area: 39.8 m² ... 428 ft²

Total Area: 80.4 m² ... 866 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		