



16 | Farnefold Road | Steyning | West Sussex | BN44 3SN

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



16 | Farnefold Road | Steyning | West Sussex | BN44 3SN

Price: O.I.E.O. £310,000 | Freehold



- Modern mid-terraced house.
- Two bedrooms
- Living room with conservatory
- Private garden
- Off-street parking space
- Kitchen with appliances
- Modern white bathroom
- No Forward Chain

Description

A very well presented modern two bedroom house located in a small cul-de-sac on the outskirts of the old market town of Steyning.

Entrance porch to small hall with storage. Door to living room with built-in shelving, neutral decor and carpet, double doors to a conservatory. The kitchen has a good range of units with integrated dishwasher, fridge/freezer and cooker and also a washing machine.

Upstairs, there are two bedrooms both with built-in storage and a modern white bathroom with shower over the bath.

There are low maintenance garden areas front and rear and an allocated parking space. With gas fired central heating and double glazing.

No forward chain.

Location

what 3 words ///tripling.startles.needed

Farnefold Road is on the edge of the Gatewick Park development, which is approached either through Middle Mead on the Northern edge of Steyning, or from Steyning by-pass via Cannons Way. The centre of the old market town of Steyning is nearby with its wide range of traditional local shops, trades and services. The town also boasts a health and leisure centre with swimming pool and other community facilities with schools for all age groups and churches of most denominations.



Information

Property Reference: HJB02902

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

Services: Electricity, gas, water and drainage

Local Authority: Horsham District Council

Council Tax Band: ‘C’

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.

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.









### Dimensions

Hall 6' 0" x 3' 10" (1.83m x 1.17m)

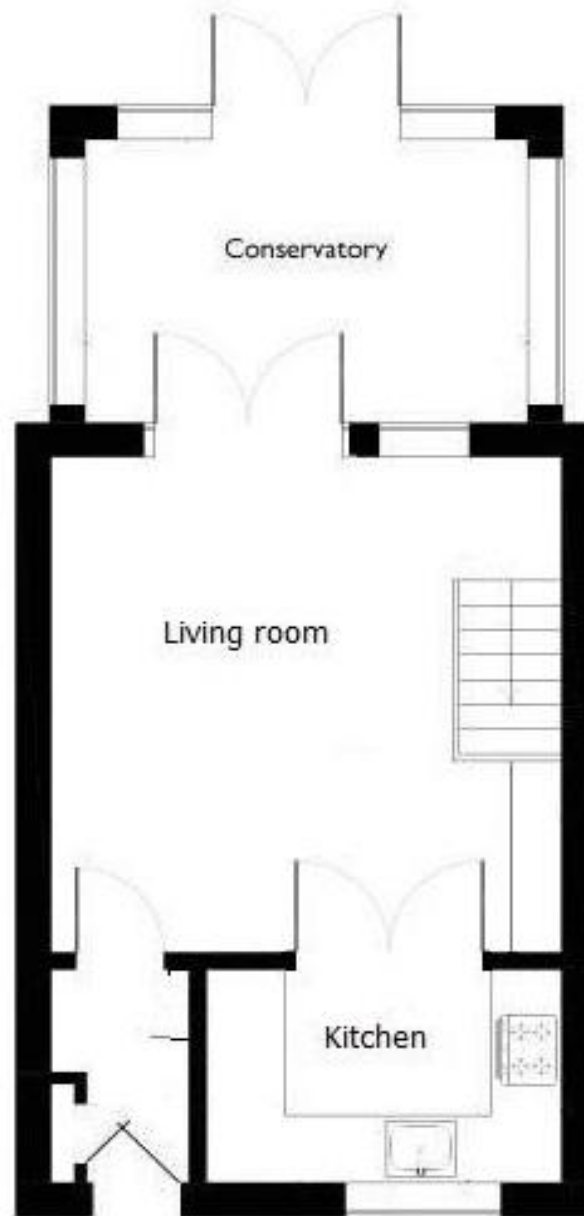
Living room 14' 4" x 14' 1" (4.37m x 4.29m)

Conservatory 9' 3" x 8' 7" (2.82m x 2.61m)

Bedroom 1 10' 11" x 9' 6" (3.32m x 2.89m)

Bedroom 2 9' 3" x 6' 0" (2.82m x 1.83m)

Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)



**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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

**rightmove**  
find your happy

UKLANDand  
FARMS.co.uk

**zoopla**

**PrimeLocation.com**

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

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services