



65 | Shooting Field | Steyning | West Sussex | BN44 3RQ

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £475,000 | Freehold



- Three bedroom family house
- Large West facing garden
- Off-street parking
- Modern shower room and downstairs w.c.
- Living room with separate dining room
- Good storage
- Potential to extend (STC)
- No forward chain



Description

A well presented semi-detached ex local authority house in a central Steyning location very near the schools. Benefitting from a large West facing lawned garden including a couple of greenhouses and sheds.

The accommodation includes three first floor double bedrooms and a modern shower room, whilst on the ground floor is a kitchen, small dining room which leads into a lean-to sun room, living room and a second entrance that includes a utility room, storage room/potential office and a w.c. adjacent to the kitchen. It has double glazing, gas fired central heating and recently updated consumer unit.

To the front is a herringbone patterned driveway for a couple of vehicles. No forward chain.

Location

what 3 words ///single.talkative.brightens

Shooting Field can be found in central Steyning only 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 a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations and being close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea.

Information

Property Reference: HJB02989

Photos & particulars prepared: by H J Burt March 2025 (Ref: JW)

Services: Mains services of 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

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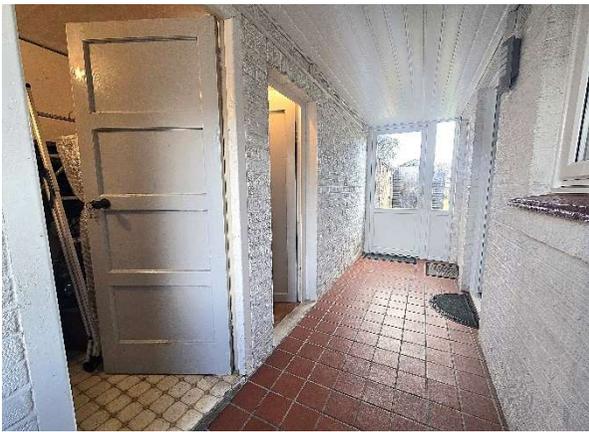


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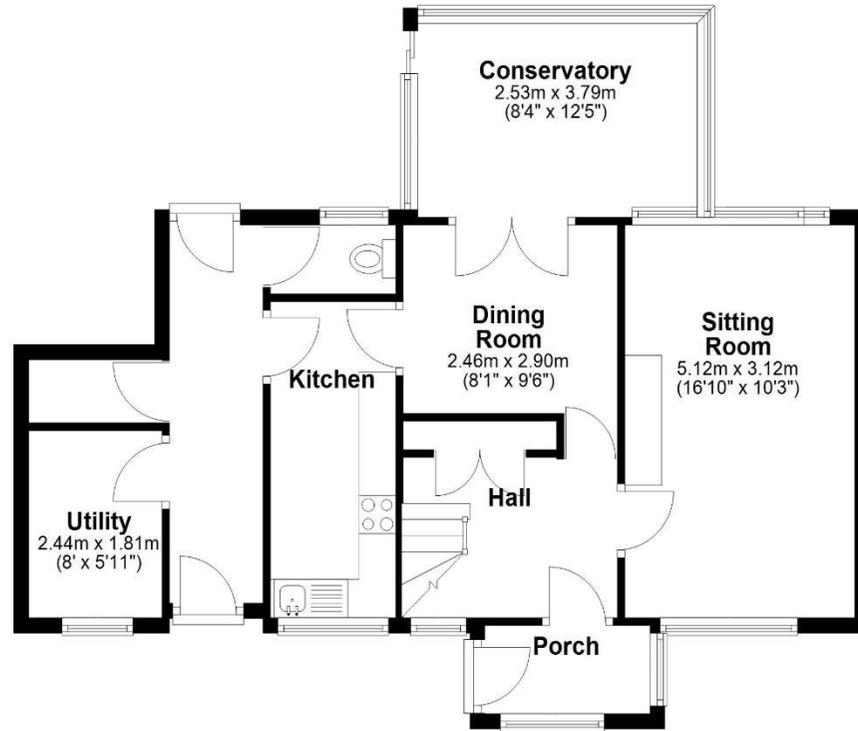


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



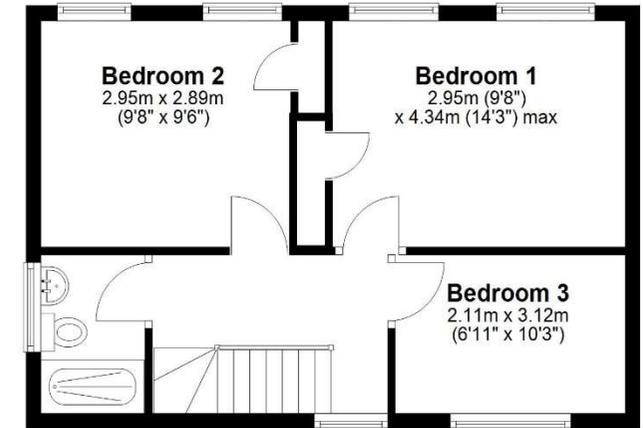


Ground Floor
Approx. 69.4 sq. metres (747.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 109.8 sq. metres (1181.5 sq. feet)