



Farthing Cottage, No 9 Charlton Street | Steyning | West Sussex | BN44 3LE

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

Farthing Cottage, No 9 Charlton Street | Steyning | West Sussex | BN44 3LE

Guide Price: £350,000 - £365,000 | Freehold



- Charming period cottage.
- One double bedroom
- Attic room/occasional bedroom 2
- Pretty rear garden with direct views to the playing fields
- Modern fitted kitchen and white bathroom
- Living room with open fireplace
- Very central location moments from High Street
- No onward chain.

### Description

A very pretty mid-terrace period cottage of great character with fine views over the cricket field and South Downs situated in the heart of the town and only a short walk to the High Street.

This fetching property is presented in excellent decorative order with an attractive living room boasting fireplace with marble hearth, plus wooden floor, a modern fully fitted kitchen with granite worktops, stairs to first floor and a door to the garden.

Upstairs there is a good size main bedroom with luxury bathroom adjacent. Stairs lead up to the attic which has been fitted out to be used as an office, storage or occasional room whilst a Velux window give fabulous views out over the playing/cricket field and beyond. Gas fired central heating and much character and charm.

The private garden faces West and is long and laid to lawn with wooden fences either side, mature trees and shrubs and an old brick shed. Offered with no forward chain.

### Location

What 3 words [///locating.magical.balconies](#)

Charlton Street runs parallel with the High Street and is therefore well located for access to the centre of the High Street and the old market town with its wide range of traditional local shops, trades and services. The town 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.

Shoreham-by-Sea, approx. 5½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

### Information

Property Reference: HJB03334

Photos & particulars prepared: by H J Burt February 2026 (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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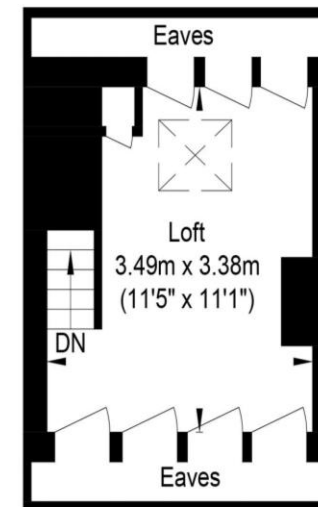
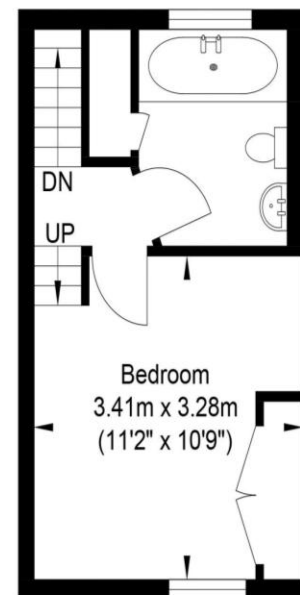
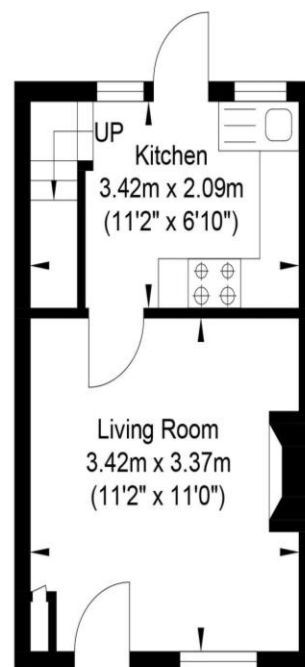


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but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





# Charlton Street



Ground Floor  
Approximate Floor Area  
204.73 sq ft  
(19.02 sq m)

First Floor  
Approximate Floor Area  
204.73 sq ft  
(19.02 sq m)

Second Floor  
Approximate Floor Area  
127.01 sq ft  
(11.80 sq m)

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

Approximate Gross Internal Area (Excluding Eaves) = 49.84 sq m / 536.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.