



18 | Rosemary Avenue | Steyning | West Sussex | BN44 3YS

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £450,000 | Freehold



- Two double bedroom semi-detached bungalow.
- Large detached double garage with off-street parking for 4 vehicles
- Modern kitchen with integrated appliances installed Dec 2020
- Double aspect living room with solid fuel burner
- Double glazing and gas central heating with Vaillant Boiler installed 2023
- South West facing garden and patio.
- Sought after residential location
- No forward chain

Description

A wonderfully presented two double bedroom, semi detached bungalow in a quiet residential cul-de-sac. It sits on a good size plot with South West facing garden, patio and a large detached garage and generous off-street parking.

The property has had a number of updates in recent years and is in excellent decorative order throughout. A modern white kitchen has integrated appliances including oven and induction hob with extractor above, fridge and freezer and is a lovely double aspect room overlooking the garden with plenty of storage. The light and bright living room is also double aspect with a solid fuel burner (not tested) and polished wooden flooring. There are two double bedrooms and a wet room that was converted in 2023.

Included is a large detached garage which is almost as large as the bungalow. it has an electric roller shutter door and rear access and would be perfect for hobbies, storage or even to park cars! Two driveways in front of the bungalow and garage give off street parking for up to four vehicles. There are gardens to the front, side and rear including lawns and two patio areas. No forward chain.

Location

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The property is situated within walking distance of the bustling town centre. Steyning boasts both health and leisure centres with a swimming pool and a good range of shops and services.. Shoreham-by-Sea approximately just over five miles to the South-East has a main line railway station with services along the South Coast to Gatwick and London

Victoria and also has a small airport and harbour. The city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB00658

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: 'D'

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 then across the road-bridge (over the bypass) into Kings Barn Lane. Take the right hand turning into Rosemary Avenue and the property will be found on the right hand side.

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 | 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.





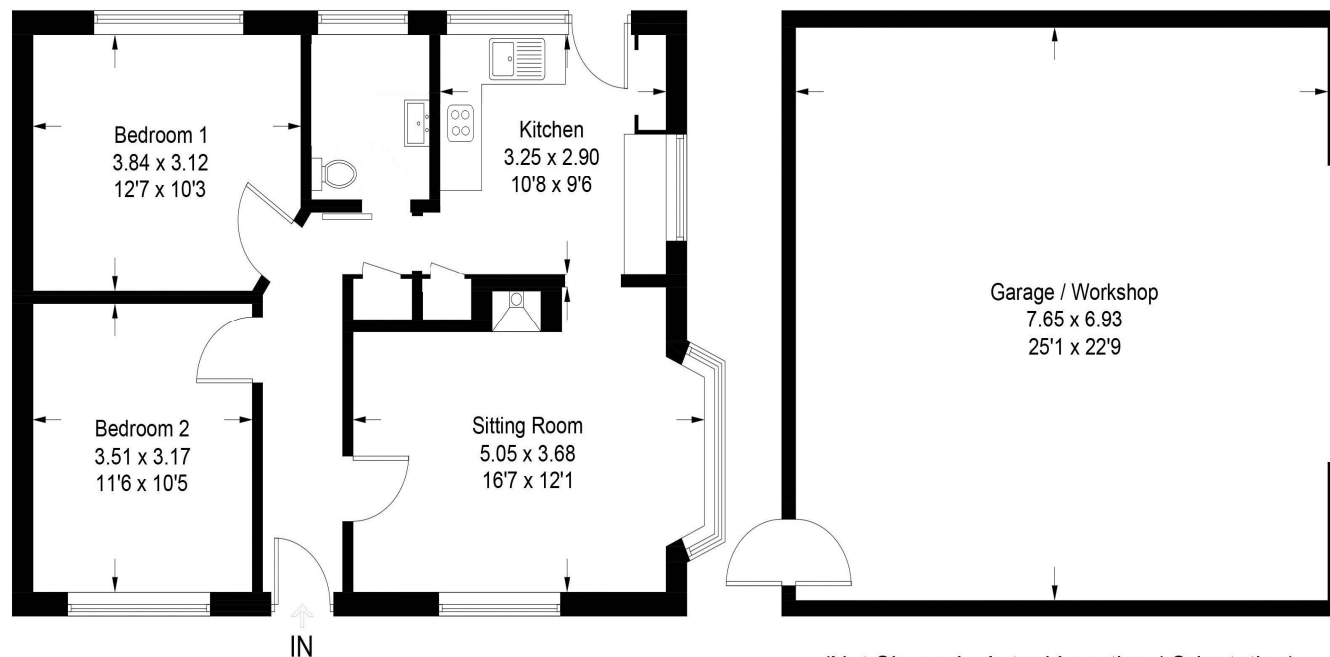
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 62.8 sq m / 676 sq ft

Garage = 53.2 sq m / 573 sq ft

Total = 116 sq m / 1249 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID360862)

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