



**hamlyn
smith.**

Penns Court, Steyning, BN44 3BF

£325,000

hamlyn smith.

 2 Bedrooms

 2 Receptions

 1 Bathroom

Hamlyn Smith is pleased to present for sale, a two-bedroom retirement home in the prestigious Penns Court development in Steyning. Set within immaculately maintained landscaped gardens on the edge of this historic Georgian market town, the property benefits from its own front door and a private patio opening onto the gardens.

- Ground floor retirement apartment
- Two bedrooms
- South facing garden
- Close to local amenities
- Communal facilities
- No onward chain





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The living/dining room is an impressive space, extending over six metres in length, with ample room for a comfortable seating area at one end and a generously sized dining table at the other. A cream carpet enhances the sense of warmth and comfort, while a useful walk-in cupboard provides excellent storage. Beyond the living area, a charming conservatory offers additional space to relax, with direct access to a private patio and the shared gardens. During the cooler months, the conservatory remains a delightful spot to enjoy views of the greenery.

The well-designed kitchen offers ample storage and modern integrated appliances, including an electric double oven with grill, an electric hob, a fridge freezer, and a Bosch dishwasher. There is also space for a washing machine. A white ceramic sink with a swan-neck tap is positioned beneath the window.

The principal bedroom enjoys a peaceful outlook over the gardens and includes a built-in wardrobe. The modern shower room is fitted with a walk-in shower, a concealed-cistern WC, and a white hand basin. Neutral tiling, accented by a decorative dado-height tile, adds a stylish finish. The second bedroom, a single, also features a built-in wardrobe and could serve as a guest room, study, or dining space. Its window offers a lovely view of the landscaped gardens, including a mature wisteria climbing the neighbouring building.

Residents of Penns Court have access to excellent communal facilities, including a guest suite available for a small nightly rate, a games room, a library, and a communal lounge and kitchen where regular social events are held. A warden is on site five mornings a week, and the apartment has a Carelink connection in the bedroom for peace of mind.

Additional storage is available in a hallway cupboard. The property is double-glazed throughout and benefits from gas central heating via a Vaillant Ecotec combination boiler. An off-street parking space is included, with additional visitor parking available on the road.

Steyning is a picturesque market town on the edge of the South Downs, known for its historic timber-framed buildings and vibrant community. It offers an excellent selection of independent shops, a well-regarded bookshop, a monthly farmers' market, and grocery stores including Morrisons and Co-op. A variety of restaurants, cafés, and pubs are available, along with essential amenities such as a Post Office.



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Ground Floor
65.3 sq.m. (703 sq.ft.) approx.

TOTAL FLOOR AREA : 65.3 sq.m. (703 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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