29 South Ash,
Steyning, West Sussex, BN44 3SJ
Asking Price £325,000 Freehold

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ESTATE AGENTS

A Two Bedroom Terraced Home, Located in a Quiet Cul-De-Sac in popular Steyning, Benefitting from No-Onward Chain!

Steyning

Steyning offers a comprehensive range of shopping facilities, schools for all age groups, library, health centre, Churches of many denominations, and leisure centre with swimming pool. Steyning sits at the foot of the South Downs National Park and enjoys beautiful countryside walks. Brighton is approximately 12 miles distant, Worthing and the coast 8 miles and Shoreham-by-Sea, with its mainline railway station, just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.

Description

Stevens are delighted to offer for sale this well-presented home, located in a quiet cul-de-sac in the heart of Steyning. This property features a delightful rear garden, and early viewing is strongly advised! It would make a fantastic first-time purchase or a great starter home. Additionally, there's the added benefit of No Onward Chain and two allocated parking spaces!

The property briefly consists of a bright lounge, which currently has space for an oversize sofa. This flows through to a tiled kitchen/breakfast room that offers counter space and storage on two sides, along with room for essential white goods and dining table. A rear door leads out to the patio area of the garden.

Stairs rise to the first floor, where you'll find both double bedrooms. The main bedroom is a sizeable 14' x 11'6" and includes built-in storage cupboards. The upstairs also features a fully tiled bathroom suite with matching white sanitary ware.

Outside, there is a charming front garden with a patio bench. The enclosed rear garden transitions from a patio to a lawn area, which is flanked by raised wooden planters. There's also a raised deck terrace where you can enjoy the last rays of the sun!

Please call the vendors' chosen agents, Stevens, to arrange your internal viewing!

Property Information

Council Tax Band C: £2141.17 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: 2 allocated parking spaces
Broadband: Standard 15 Mbps, Superfast 53 Mbps, Ultrafast 1000 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

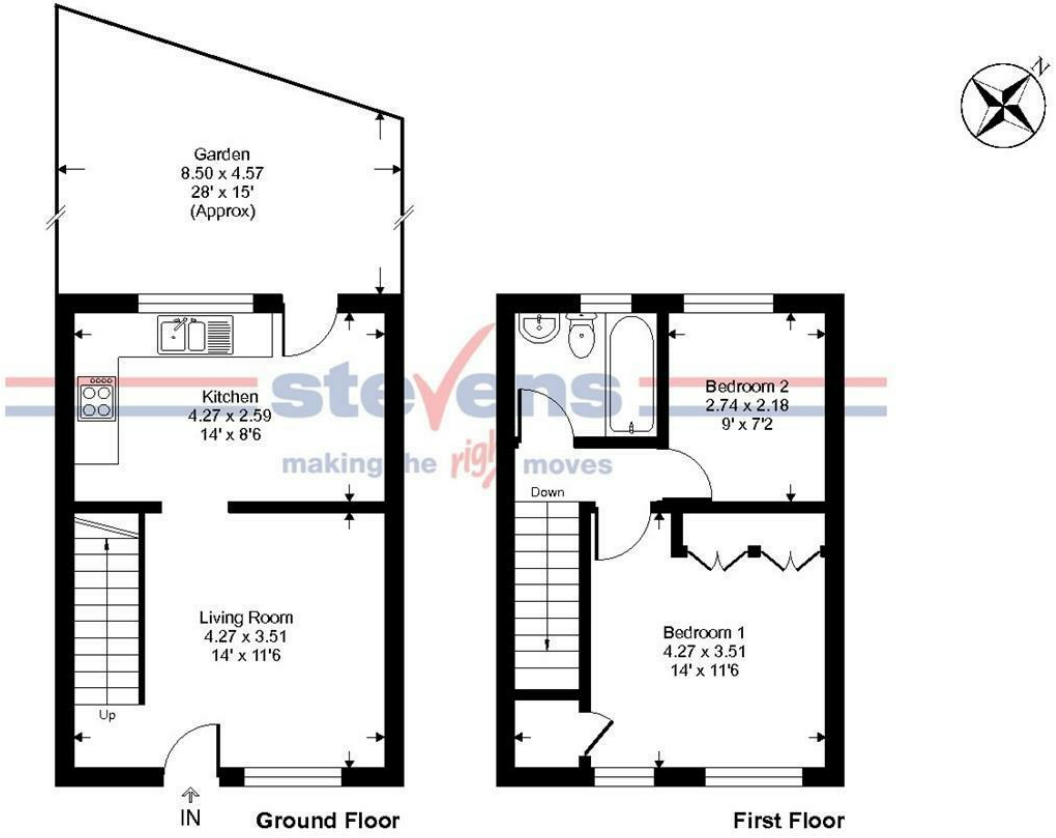
Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

YOU ARE MY
SUNSHINE
HAPPY
DEAR HOW MUCH
I LOVE YOU
PLEASE DON'T
SUNSHINE AWAY

LOVE
I ♥ YOU
to the moon

South Ash, BN44

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

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