



**FOSTER
& CO.**

Tanyard Lane
Steyning, BN44 3RY

Offers in the region of £535,000

Most attractive flint fronted 3 bedroom terraced house constructed in 2007 which has been totally refurbished by the current owner in 2022 and being beautifully presented throughout. The property benefits from private off road parking, West facing courtyard garden and is in a short walk from the picturesque Steyning High Street.

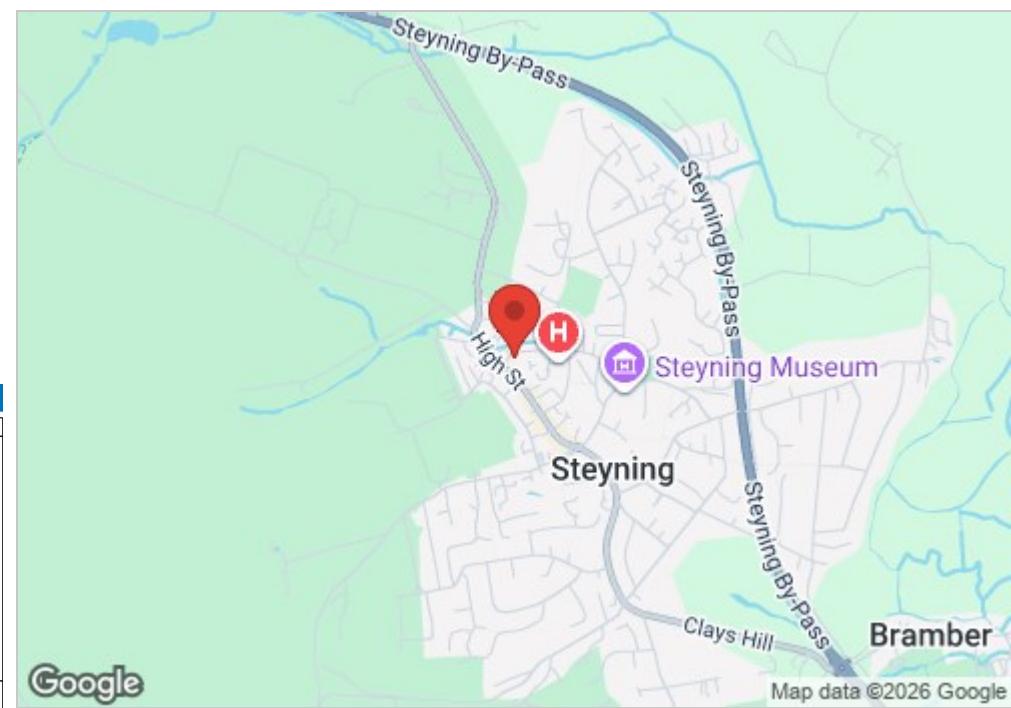
4 St Michaels Cottages comprises on the ground floor of a stunning kitchen with fitted appliances, cloakroom and living room with French doors opening onto the West facing courtyard garden. On the first floor are 3 bedrooms, the master bedroom having an ensuite shower room, 2 further bedrooms and a family bathroom. To the front of the property is a private off road parking space and area of lawn. All of which has undergone comprehensive modernisation to include: Refitted kitchen with built in appliances, Refitted cloakroom, Refitted family bathroom, Refitted en suite shower room, the gas fired boiler has been replaced, the property has been completely re decorated throughout and new carpets have been fitted throughout.

In a convenient position just off the High Street which provides a good range of shops, Post Office, primary and secondary school and walking distance of the modern health centre together with a library, museum, and leisure centre with swimming pool.

Steyning lies at the foot of the South Downs National Park, five miles from the coast at Shoreham-by-Sea (also mainline railway station) and 12 miles from Brighton. Horsham is about 14 miles distant. The A23/M23 access is eight miles and Gatwick Airport can normally be reached in just over half an hour.

- Much Improved And Beautifully Presented 3 Bedroom Terraced House
- Easy Walk To Steyning High Street
- West Facing Courtyard Garden
- Private Off Road Parking
- Main Bedroom With Ensuite Shower Room
- Re Fitted Kitchen, Bathroom, Cloakroom And Ensuite Shower Room

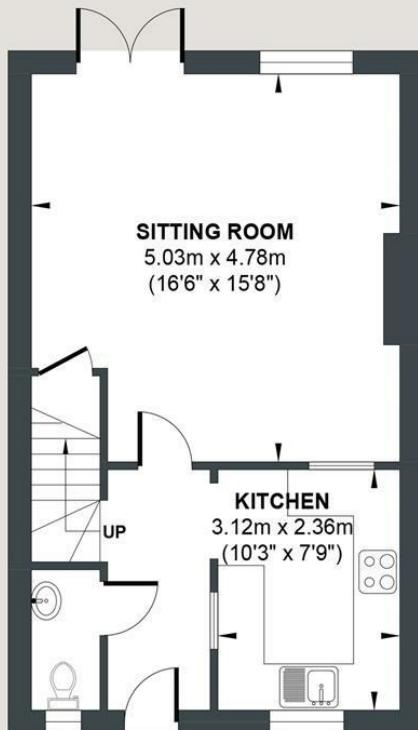
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TANYARD LANE

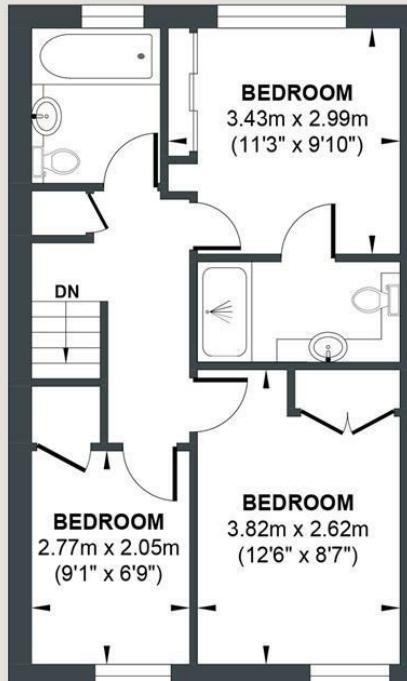
Approx. Gross Internal Floor Area 78.9 sq m / 849.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
424.5 sq ft
(39.45 sq m)



FIRST FLOOR

Approximate Floor Area
424.5 sq ft
(39.45 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

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All measurements are approximate

