


**Breach Close, Steyning, West Sussex**

Guide Price: £375,000



Beautifully Presented Three Bedroom Home Quiet Cul-de-Sac Position Walking Distance to Steyning High Street & Local Amenities

Situated within a peaceful cul-de-sac in one of West Sussex's most desirable market towns, this charming three bedroom residence offers a wonderful blend of character, practicality and modern family living.

Upon entering, you are welcomed by a bright entrance hall leading into a comfortable lounge, where an attractive exposed brick feature fireplace creates a warm and inviting focal point, perfect for cosy evenings throughout the year.

To the rear of the property, the home opens into a stylish kitchen/dining room, providing an excellent social space for everyday family life and entertaining alike. Double doors lead into a sun-filled conservatory, creating a seamless connection between the indoor and outdoor spaces while overlooking the private rear garden.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. The principal bedroom is particularly generous in size, with further accommodation ideal for children, guests, home working or hobbies.

Outside, the enclosed rear garden has been thoughtfully designed for low maintenance, offering a safe and private environment for children and pets. Side access provides additional practicality, while the driveway to the front offers off-road parking for two vehicles.

This delightful home will appeal to families, professionals and downsizers seeking a move-in-ready property within walking distance of Steyning's vibrant High Street, excellent schools, healthcare facilities and beautiful countryside walks.

Homes in this location rarely remain available for long. Early viewing is highly recommended.


















HARLAN COBEN
FRANCES BRODY
THE BODY ON THE TRAIN




Total : 73.4 sq.m. (790 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





Council Tax Band: **C**

Tenure: **Freehold**

King & Chasemore
Established 1840


Viewing arrangement by appointment: **01903 815806**
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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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