



**5 Sir Georges Place, Steyning**  
Guide Price £300,000



# 5 Sir Georges Place, Steyning, BN44 3LS

## The Property & Area

Welcome to Sir Georges Place in Steyning.

Located in the heart of the picturesque village of Steyning, this sweet 1/2 bedroom cottage at Sir Georges Place presents a rare opportunity to buy a truly unique home.

This cottage combines the charm of a traditional cottage with the convenience of a prime village location, just a few minutes from the vibrant High Street.

You're greeted by a cosy lounge, providing a warm and inviting space, and the layout thoughtfully flows into the kitchen. While currently configured with one main bedroom, a versatile loft room offers the potential for a second bedroom, a home office, or a creative studio.

One of the best features of this cottage is its 'secret garden'. This private outdoor space offers a fantastic escape. It provides a delightful extension of the living space, perfect for entertaining or relaxing.

Steyning itself is a highly sought after West Sussex village, renowned for its beautiful historic architecture, independent shops, cafes, and restaurants. The property's location just off the High Street means you are within easy walking distance of all local amenities, including a variety of eateries, local services, and community facilities.

For those who enjoy the outdoors, the South Downs National Park is on your doorstep, offering endless opportunities for walking, cycling, and exploring the stunning natural landscape.

This charming cottage is offered with no onward chain, and the property's unique character, combined with its enviable location and 'secret garden', makes it an exceptional find for first-time buyers, downsizers, or those seeking a charming weekend place.

Material Information:

Tenure: Freehold.

Council Tax: C

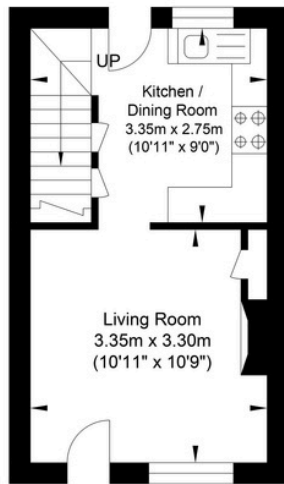




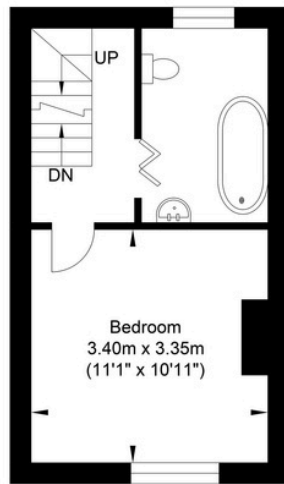


# Floorplan

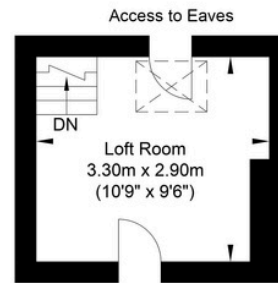
## Sir George's Place, Steyning



Ground Floor  
Approximate Floor Area  
221.73 sq ft  
(20.60 sq m)



First Floor  
Approximate Floor Area  
221.73 sq ft  
(20.60 sq m)



Loft Room  
Approximate Floor Area  
103.01 sq ft  
(9.57 sq m)



Approximate Gross Internal Area = 50.77 sq m / 546.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Shoreham Property Hub  
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
www.oakleyproperty.com  
shoreham@oakleyproperty.com

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### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



#### Please note:

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