



## 16 SIR GEORGES PLACE

STEYNING, BN44 3LS

FREEHOLD

A charming period cottage located in this quaint, hidden position in the popular village of Steyning.

The accommodation comprises; lounge entered via a stable door, packed full of character with original brick floor and exposed beams. The modern kitchen provides rear access along with stairs to the first floor where you find a double bedroom and good sized modern shower room - complete with underfloor heating. Outside there are communal paths which lead to a delightful raised private patio along with good sized outside storage shed.

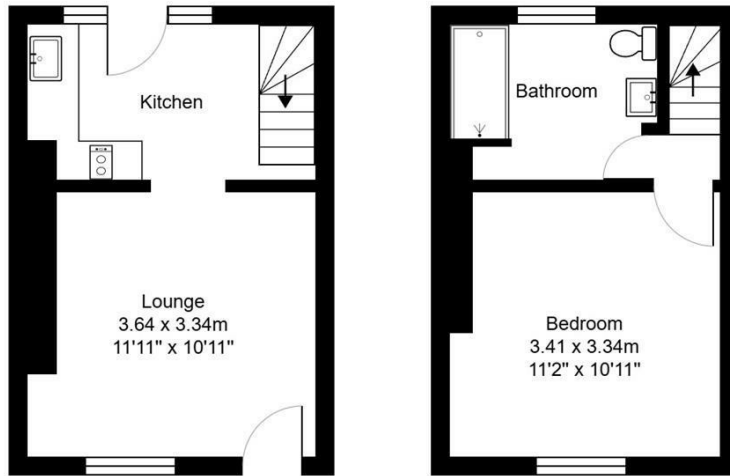
This property will appeal to homeowners/ second homeowners wanting almost immediate access onto the South Downs and to all the wonderful village of Steyning has to offer.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







16 Sir Georges Place

Total Area: 35.9 m<sup>2</sup> ... 386 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

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