



hamlyn
smith.

Roman Road, Steyning, BN44 3FN

£595,000

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2 Bedrooms



2 Receptions



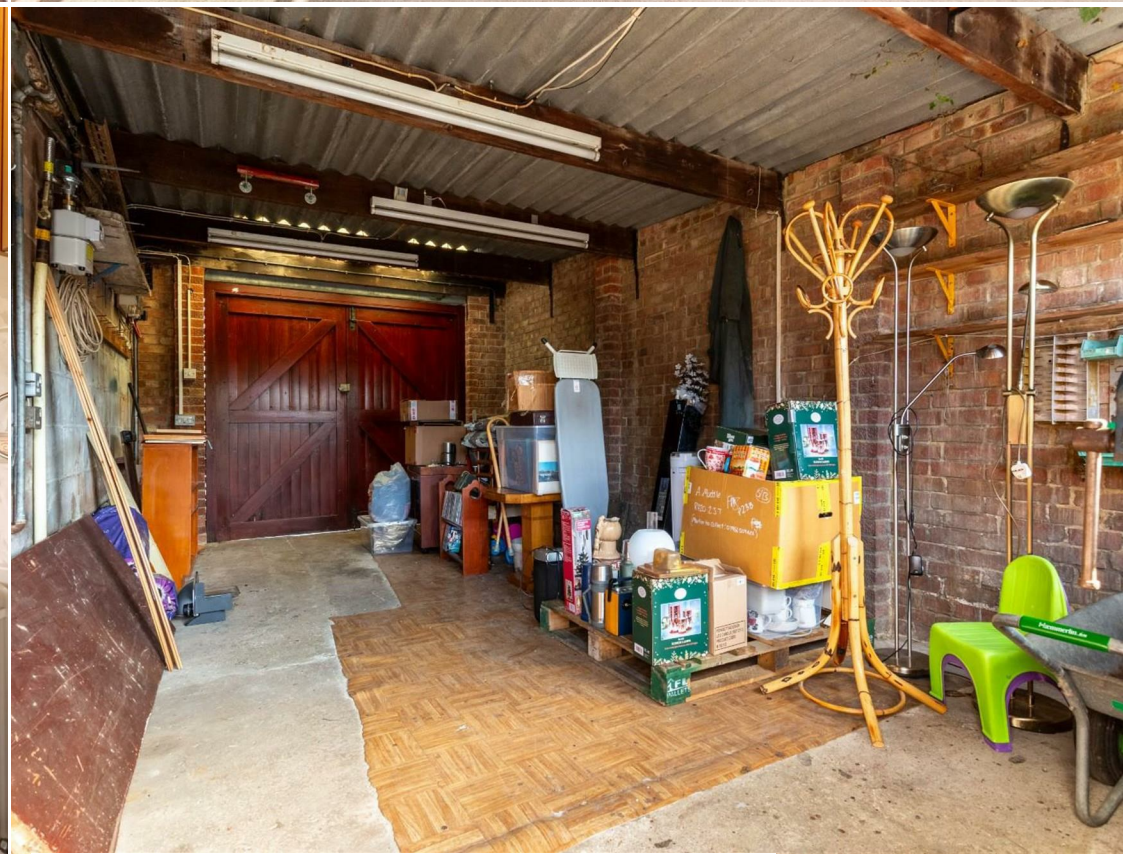
1 Bathroom

A beautifully maintained two-bedroom detached bungalow with an exceptional garden, situated in the sought-after Roman Road in Steyning. The property benefits from off-street parking for multiple vehicles and a garage.

- A beautifully maintained two-bedroom detached bungalow
- The West facing garden is a particular highlight, beautifully landscaped with a large lawn, mature trees
- Driveway & Garage
- Scope for redevelopment / renovation (STNC)
- Sitting on a good size plot
- Popular residential location







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📍 50 Goldstone Villas, Hove, BN3 3RS

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The spacious and welcoming entrance hall provides access to all the main rooms. At the front of the property are two well-proportioned double bedrooms. The principal bedroom enjoys triple-aspect windows with leaded-light details and has built-in wardrobes, while the second bedroom also has built-in wardrobes and dual-aspect windows. The bathroom includes a double-sized walk-in shower, a hand basin, and a WC, with a side window allowing natural light.

The generous kitchen/breakfast room offers ample space for appliances alongside a good range of wall and base cabinets. Large-format floor tiles and a tiled splashback add a practical touch. Whilst there is plenty of space for a kitchen table, there is also a more formal dining area in the living/dining room. Like the rest of the home, the kitchen is filled with natural light from its many windows. A door leads to the large conservatory, which overlooks the garden.

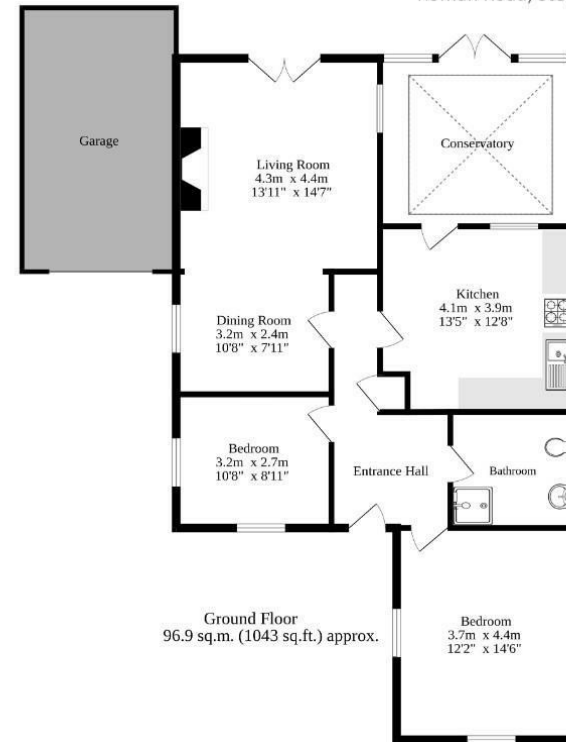
The living/dining room is a bright and airy space, enhanced by triple-aspect windows and sliding doors opening onto the garden. A gas-effect fireplace provides a cosy focal point.

The rear garden is a particular highlight, beautifully landscaped with a large lawn, mature trees, and thoughtfully planted flower borders that provide year-round interest. A picturesque pond is bordered by a rockery, creating a tranquil setting. The garden also includes two sheds, a greenhouse, and five water butts. There is side access down one side of the house.

Steyning is a charming market town on the edge of the South Downs, renowned for its historic timber-framed buildings and vibrant community. The town offers an excellent selection of independent shops, a well-regarded bookshop, a monthly farmers' market, and grocery stores, including Morrisons and Co-op. There is also a good choice of restaurants, cafés, and pubs, along with essential amenities such as a Post Office.



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Roman Road, Steyning



Roman Road

TOTAL FLOOR AREA : 96.9 sq.m. (1043 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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