



King's Head, 140 | High Street | Steyning | West Sussex | BN44 3LH

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Asking Price: £675,000 | Freehold



- Grade II listed 19th Century attached house.
- Former public house with lots of history
- Three bedrooms, three reception rooms & three bathrooms.
- Garage & off-street parking.
- An abundance of character and original features
- Lovely South-East facing walled garden
- Potential to extend (subject to usual consents)
- No forward chain

### Description

A spacious Grade II Listed semi-detached property boasting garage and parking for two cars in a very central Steyning Location.

Built in the 19th Century, this was an addition to the older medieval property next door and formed 'the posh part' of the George Inn House which opened before 1726.

It closed for the last time in 1958 when it was listed to save it from being demolished and years later it changed its name to the Kings Head.

Now it is a spacious three bedroom home with three reception rooms ensuite bathroom, family bathroom and ground floor shower room.

There are many original features including fireplaces and some exposed beams, wall panelling and original windows. The overall feel of the property is grand with high ceilings and lots of light.

The kitchen has a range of units and appliances and outlook over the garden. A step down leads to a pretty dining room with two large windows, fireplace and wooden flooring. A separate double aspect Living room also has a fireplace and large windows to the street with secondary glazing. A smaller room at the rear could be a study or was used as a ground floor bedroom as there is a modern shower room fitted under the stairs.

On the first floor are three bedrooms, two being of very good size with either outlook of the street or double aspect with a large ensuite. A family bathroom has a free-standing clawfoot bath.

The house has modern gas fired central heating. There is a large roof void which may have potential to extend subject to planning.

A lovely rear walled garden is secluded with mature trees and shrubs and faces South East.



The standout feature for a period property is the large garage with hardstand in front. The garage has light and power and a rear window to the garden.

This spacious historic building has good size windows, light and parking and is a rare commodity in the centre of Steyning.

No forward chain.

### Location

what 3 words ///gambles.swooning.moss

Kings Head is the first property on the left side of the High Street after the Penns Court retirement village.

It is therefore very close to a range of traditional local shops, trades and services. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations and schools of all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property just up Mouse lane.

Shoreham-by-Sea, approx. 5.5 miles to the Southeast has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour.

The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.





## Information

Property Reference: HJB02839

Photos & particulars prepared: by HJ Burt June 2024 (ref JW).

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'E'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

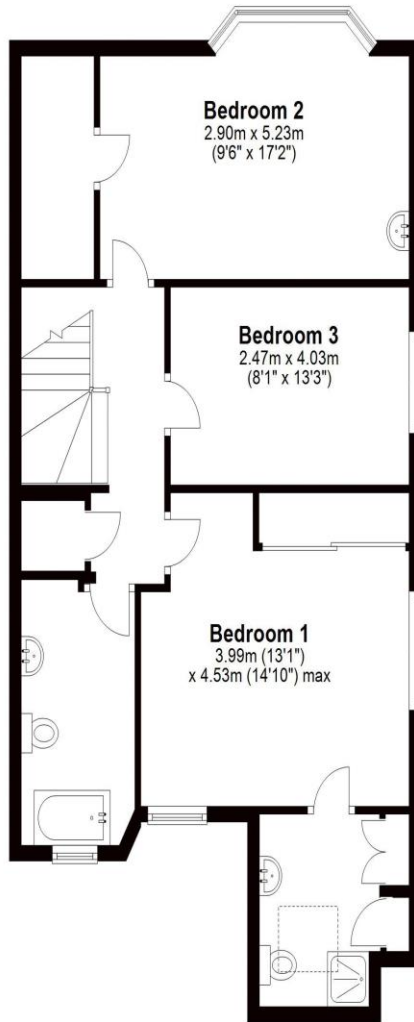
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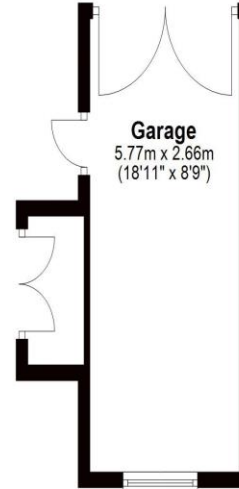
### First Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



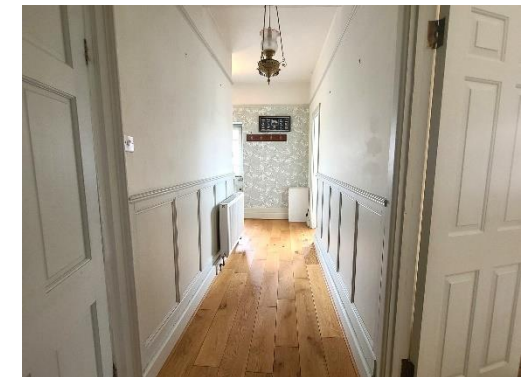
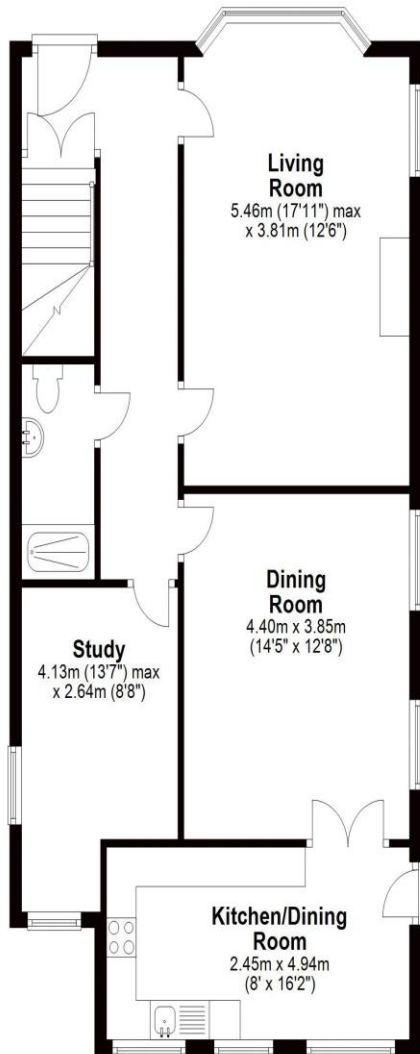
### Garage

Approx. 17.3 sq. metres (186.3 sq. feet)



### Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



Total area: approx. 165.5 sq. metres (1781.4 sq. feet)

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