



50a Goring Road | Steyning | West Sussex | BN44 3GF

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







50a Goring Road | Steyning | West Sussex | BN44 3GF

Offers in Excess of: £800,000 | Freehold



- New Build contemporary three storey house
- One of a pair of semis in a sought-after location
- Four bedrooms, two with en-suites, further family bathroom
- Large kitchen with bi-fold doors to garden
- Utility room, office and downstairs w.c.
- Off-street parking
- Underfloor heating to ground floor
- Remainder of 10-year building warranty

**Description**  
A newly constructed executive house offering excellent accommodation arranged over three floors in a prime Steyning location. Forming the right side of a pair of large semi-detached contemporary houses, this spacious house has four bedrooms including two with ensuite shower rooms. A split level hall has double doors leading into the bright living room with high ceilings, large bay and underfloor heating, The kitchen/diner is well appointed with integrated appliances and a large number of units all well lit with under cabinet and plinth lighting under a large atrium.

Bi-fold doors lead out to the garden. There is a separate utility room as well as an office space and downstairs w.c. On the first floor are two bedrooms, the main being large with bay window, walk in wardrobe and a hidden ensuite. Follow the stairs up to the second floor with roof lights where two more bedrooms can be found with a family bathroom. the large bedroom also has its own en-suite shower room. The house is decorated in white and grey tones with oak finish doors and modern fitments throughout. The garden has a patio and steps up to the lawn with path down the side. To the front is off-street parking for several vehicles.

**Location**  
what3words:///both.hamster.composts

The property is located within convenient reach of the historic and thriving High Street to Steyning with its 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. 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: HJB02758  
Photos & particulars prepared by H J Burt October 2024 (ref JW)  
Council Tax Band: 'F'  
Local Authority: Horsham District Council  
Services: Mains services of electricity, gas, water and drainage

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.

**Directions**  
From our Steyning High Street office, continue in a South-Easterly direction along the High Street and straight over the mini-roundabout and out towards Clays Hill. Shortly after the pedestrian traffic lights turn left into Goring Road, and Number 50 will be found on the left hand side.

**Viewing**  
An internal inspection is strictly by appointment with:

**H.J. BURT Steyning**  
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE  
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



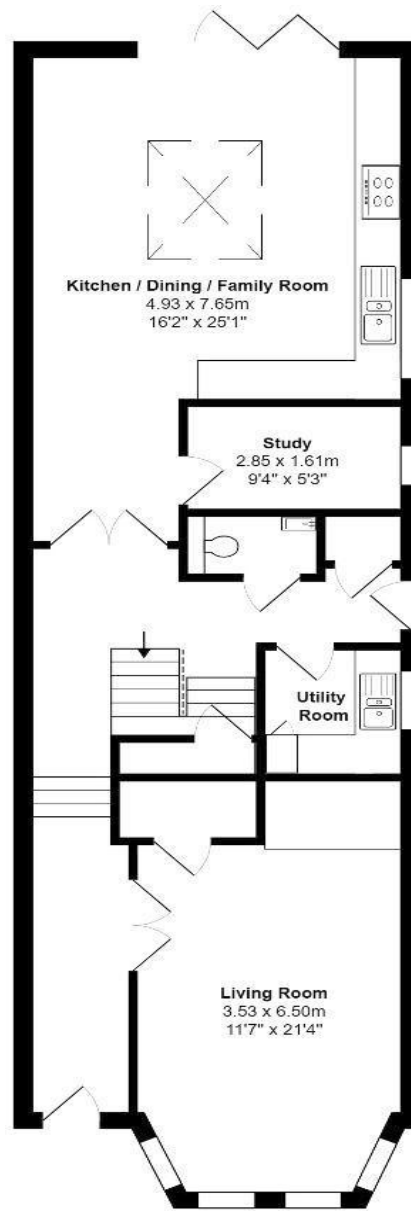
**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



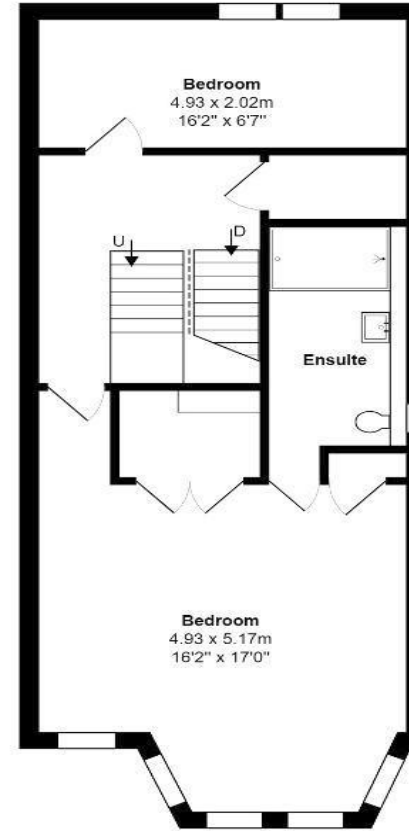




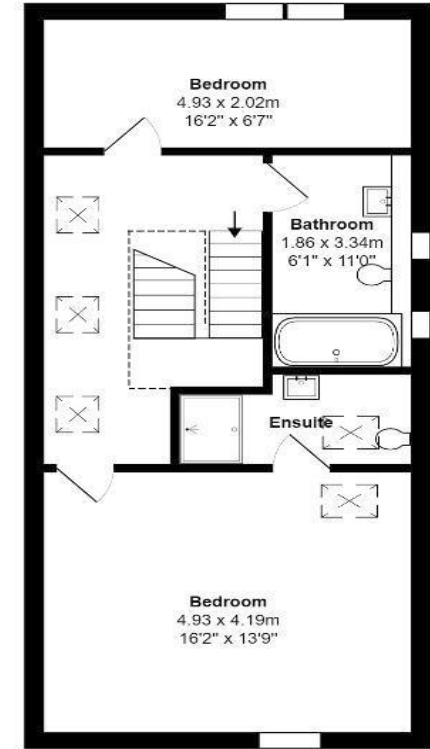




Ground Floor  
Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>



First Floor  
Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>



Second Floor  
Area: 55.6 m<sup>2</sup> ... 599 ft<sup>2</sup>

Total Area: 200.5 m<sup>2</sup> ... 2159 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		