



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

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £750,000 | Freehold



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

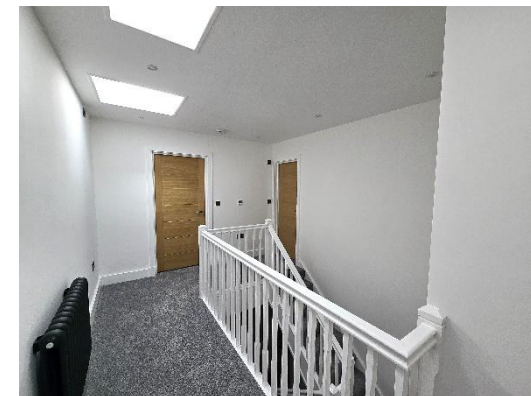
Description

Contemporary Executive Home in the Heart of Steyning .

A brand-new executive residence offering stylish, spacious, and versatile living across three beautifully crafted floors—superbly positioned in one of Steyning’s most sought-after residential roads.

Forming the right-hand side of an impressive pair of large semi-detached homes, this contemporary property boasts four generously sized bedrooms, including two with their own en suite shower rooms. Step into a striking split-level entrance hall that sets the tone for the rest of the home. Double doors lead into a bright, expansive living room, where high ceilings, a broad bay window, and underfloor heating create an inviting space for both relaxation and entertaining. The show-stopping kitchen/dining area is thoughtfully designed with sleek integrated appliances, ample storage, and modern detailing such as plinth and under-cabinet lighting. A stunning atrium roof floods the space with natural light, while wide bi-fold doors seamlessly connect to the rear garden—blurring the line between indoor and outdoor living. A separate utility room, home office, and downstairs cloakroom complete the versatile ground floor.

Upstairs, the first floor features two spacious bedrooms, including a luxurious main suite with a walk-in wardrobe, a bay window, and a cleverly concealed en suite shower room. The second floor hosts two further bedrooms—each flooded with light via roof lights—alongside a contemporary family bathroom. One of the bedrooms benefits from its own en suite, making it ideal for guests or older children.



Throughout, the home is tastefully finished in crisp white and soft grey tones, with oak-finished doors and quality fittings offering a sophisticated yet comfortable aesthetic.

Outside, the landscaped rear garden includes a paved patio, steps to a raised lawn, and a side pathway for convenience. At the front, there's private off-street parking for several vehicles.

Location

[what3words///both.hamster.composts](https://www.what3words.com/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: updated by H J Burt (JW) June 2025

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

Local Authority: Horsham District Council 2025 Council Tax Band: 'F'

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 | steyning@hjburt.co.uk

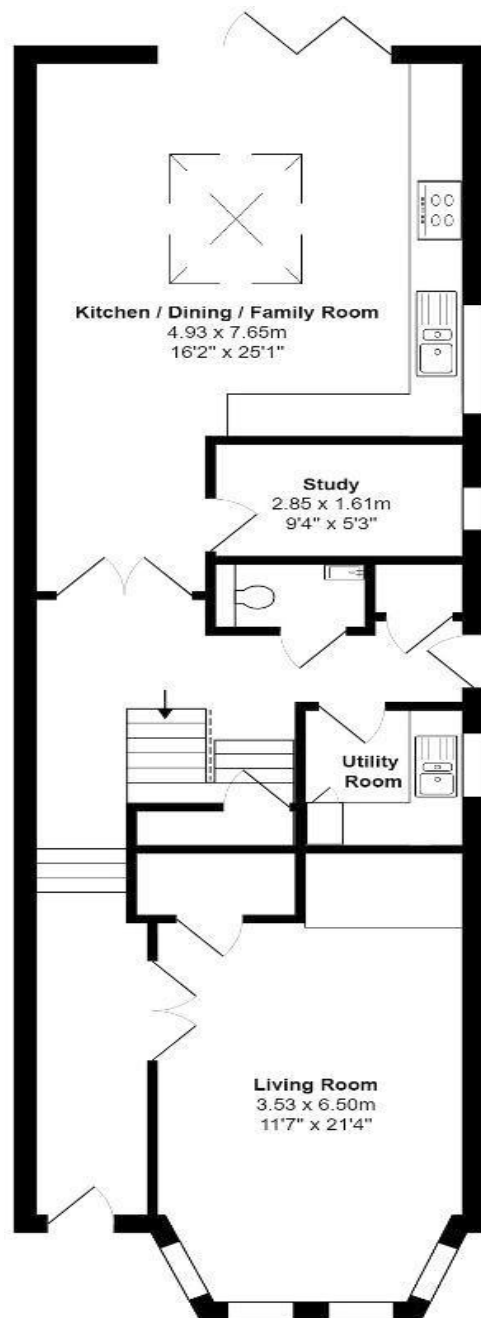


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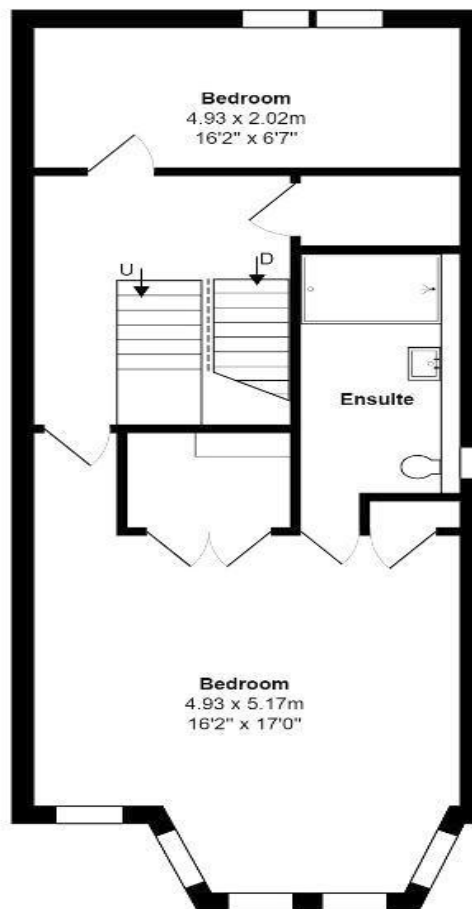


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

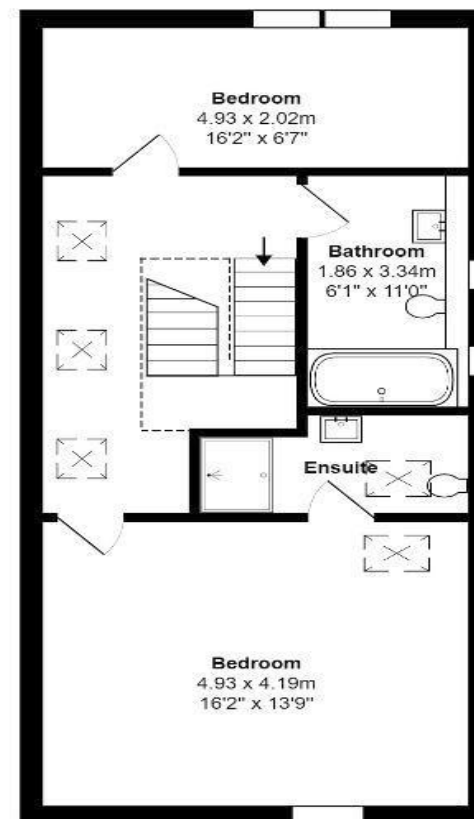




Ground Floor
Area: 85.8 m² ... 924 ft²



First Floor
Area: 59.1 m² ... 636 ft²



Second Floor
Area: 55.6 m² ... 599 ft²

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		

Total Area: 200.5 m² ... 2159 ft²

All measurements are approximate and for display purposes only.



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