



Little Bracken | 63A Roman Road | Steyning | West Sussex | BN44 3FN

H.J. BURT
Chartered Surveyors : Estate Agents



Little Bracken 63A | Roman Road | Steyning | West Sussex | BN44 3FN

Guide Price: £1,100,000 | Freehold



- Impressive detached house with flexible accommodation
- Five bedrooms and three bathrooms
- Huge reception hallway with porch
- Spacious open plan living room with bi-fold doors to garden
- Luxury kitchen with integrated appliances and separate utility room
- Large driveway for multiple vehicles and garage
- Two garden rooms currently used as an office and studio
- Excellent order throughout.

Description

A fabulous detached house boasting spacious and flexible accommodation with large garden and plenty of off street parking.

Little Bracken was remodelled and extended in 2015 and has then been completely refitted by the current owners into a lovely family home. A modern glass porch leads into a fabulous spacious hallway with seating area and double doors that lead into the light and bright double aspect living room dominated by the 5 panel bi-fold doors to the garden.

The open plan kitchen is high quality in white with Corian worktops and breakfast bar with a vast range of units and integrated appliances including dedicated AEG Wok hob and adjacent oversized induction hob with both combination & steam ovens with warming drawer, microwave and dishwasher. The sink has a boiling water tap and waste disposal. A Samsung American style fridge freezer is plumbed for cold water and ice. An adjacent utility room has further units, rear access and a boiler cupboard.

Through the hall and living room is engineered Oak flooring with zonal underfloor heating.

Also on the ground floor is a fifth bedroom which has been used as a gym with a shower room adjacent. Upstairs are four bedrooms including a large main bedroom with ensuite wet room and Juliette balcony overlooking the garden and beyond and a family bathroom. Currently a bedroom is used as a dressing room.

To the rear is a raised decked area off the living room and steps down to the large East facing lawned garden.

A particular feature are the two matching garden rooms with remote lighting which are currently being used as a home office (with power and hard wired internet) and an artist’s studio also with power.

A central deck has been used for many things including entertaining, a swimming pool, fire pit and currently cricket nets!

At the front is a large driveway with space for numerous vehicles and access to the integrated garage. There is provision for electric gates if a buyer wishes.

Location

what 3 words [///regard.shortcuts.safest](#)

Roman Road is on the Eastern side of Steyning in a quiet and pretty area, reached via Kings Barn Lane from the centre of the town. There is also a network of twittens to use for walking to the schools and High street. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community and recreational facilities.

Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. 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: HJB02756

Photos & particulars prepared: December 2024 (Jeremy Whittingham ANAEA MARLA)

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

Local Authority: Horsham District Council

Council Tax Band: ‘F’

Particulars prepared by HJ Burt in August 2024 (ref JW) 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 office, proceed in an Easterly direction along the High Street to the mini roundabout. Turn left into Church Street and continue along and over the road bridge into Kings Barn Lane. Turn into Roman Road and Little Bracken will be found on the left.

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



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.

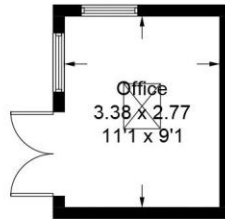


Roman Road, BN443

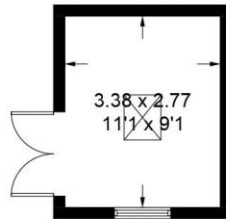
Approximate Gross Internal Area = 244.0 sq m / 2626 sq ft

Outbuildings = 18.7 sq m / 201 sq ft

Total = 262.7 sq m / 2827 sq ft

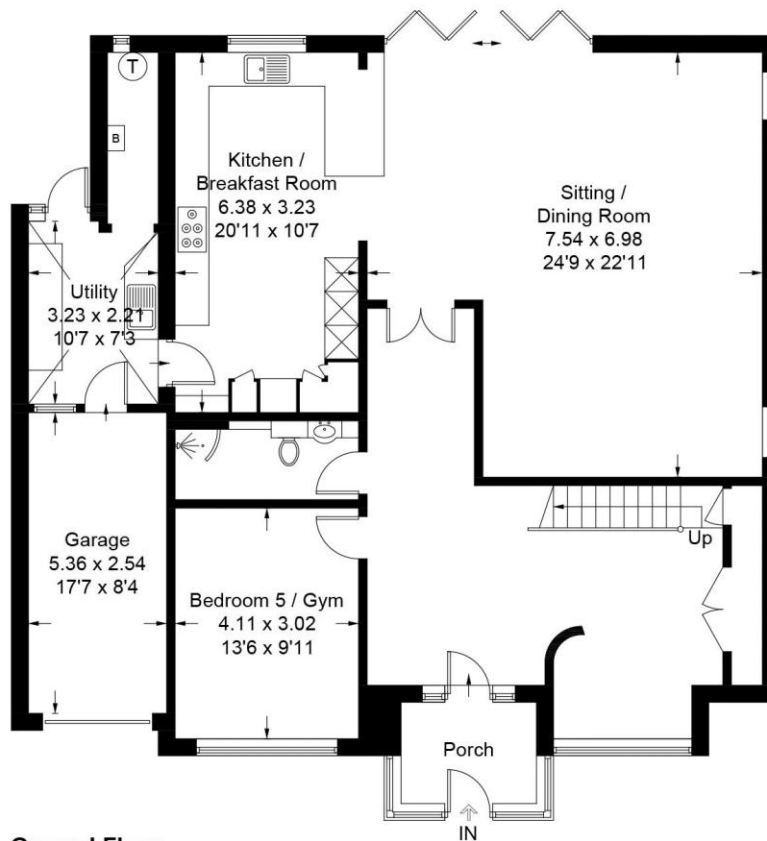


(Not Shown In Actual
Location / Orientation)

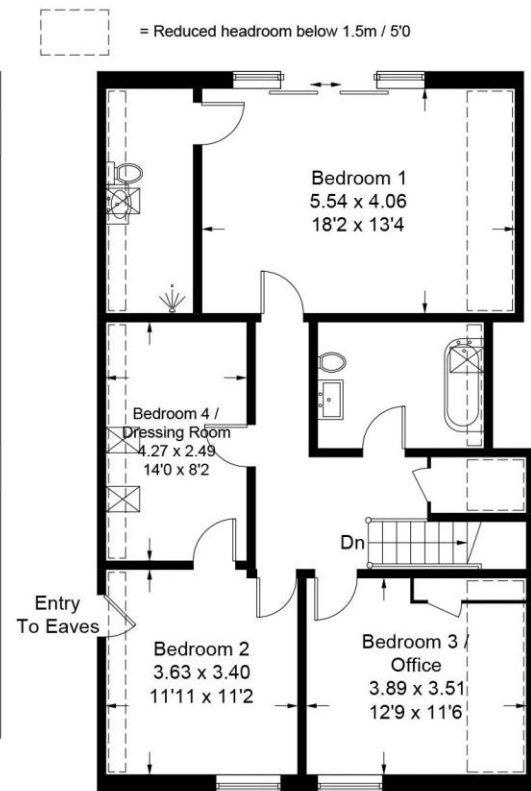


(Not Shown In Actual
Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1099299)



H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

UKLANDand
FARMS.co.uk

zoopla

PrimeLocation.com

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services