



Sideways | Hole Street | Wiston, Nr. Steyning | West Sussex | BN44 3DH

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







Sideways | Hole Street | Wiston, Nr. Steyning | West Sussex | BN44 3DH

Asking Price: £475,000 | Freehold



- A two to three bedroom detached Grade II Listed country cottage occupying a desirable position in Wiston with pretty outlook across neighbouring countryside. Freehold. Council Tax 'E'. EPC 'E'.
- Fabulous garden and offering plenty of parking with detached garage and a variety of other outbuildings.
- Offering potential to refurbish, re-model and to extend (subject to all necessary consents).
- Vacant possession and with no forward chain.

### Description

Sideways currently forms part of the renowned Wiston Estate and comprises a Grade II Listed detached country cottage offering potential for overall refurbishment including potential enlargement (subject to all the necessary consents) and sitting on a good size plot of c. 0.32 acre with good views over neighbouring countryside. The property is approached over an initial right of way and thence leading to its detached timber framed garage with power and adjacent parking for several cars. The present accommodation is arranged over two floors and has 3 bedrooms on the first floor with a ground floor shower room, sitting room with log burner, entrance lobby come studio/garden room, kitchen with small utility off and attached boiler room.

### Location

Sideways is situated on the edge of the desirable village of Wiston accessed off Hole Street which links Wiston to the A24 and to the A283 via Water Lane and close to the historic Buncton Chapel. The nearest shopping facilities are at Ashington, approx. 1.5 miles which includes a range of local facilities with late opening convenience store, popular Red Lion public house with restaurant, further Indian restaurant and historic parish church of St. Peter & St. Paul and Ashington C of E first and Primary School. More extensive facilities can be found at the old market town of Steyning with its fine range of period houses and buildings of historic interest approx. 4 miles to the South-East, and offering a good range of local shops, public houses, restaurants, sports centre with swimming pool and library.

The surrounding area to the property is rural, yet convenient for mains routes with the A24 linking Worthing to the South (c. 10 miles) and Horsham to the North (c. 12 miles).



The A24 also provides dual carriageway connections to the A27/M27 coastal route to the South and the M23 to Crawley and Gatwick Airport, approx. 30 miles.

### Information

**Property Reference:** HJB03049 **Photos & particulars prepared:** February 2025 (Ref LG).

**Services:** Mains water, electricity. Oil-fired central heating. Private drainage.

**Freehold Title:** Part of WSX305156

**Local Authority:** Horsham District Council. **Council Tax Band:** 'E'.

### Directions

From the A24 heading South of Horsham continue South at the traffic lights at the Buck Barn crossroads junction with the A272. After c. 5 miles carrying on past the left hand turning signposted to Ashington and Billingshurst, take the next left hand turn signposted to Wiston and Ashington village. Having left the A24 after a short distance you will come to a T-junction, turn right onto Hole Street and continue along this road and the property will be found on your 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)













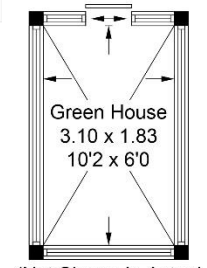
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
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21-38	F		
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# Sideways, Hole Street, BN44

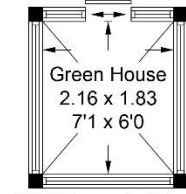
Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft  
(Including Boiler Room)

Outbuildings = 72.1 sq m / 776 sq ft

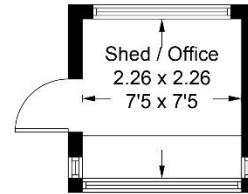
Total = 170.2 sq m / 1832 sq ft



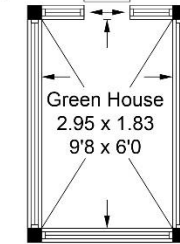
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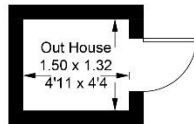
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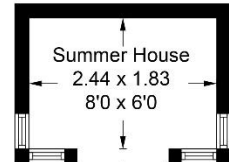
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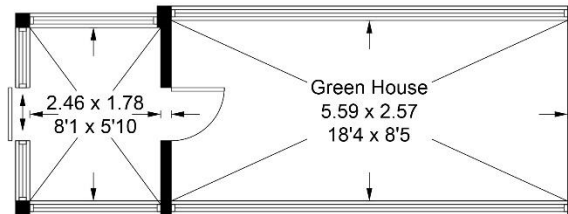
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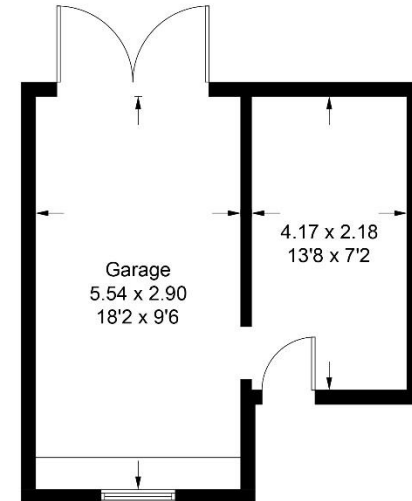
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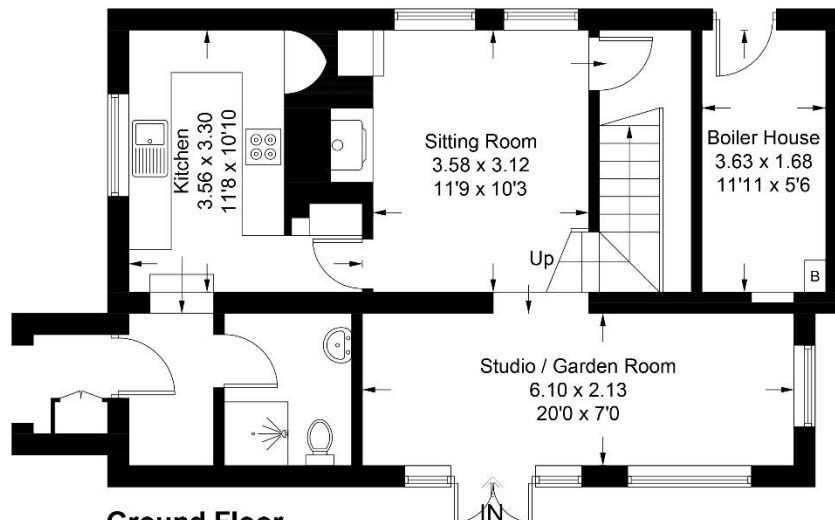
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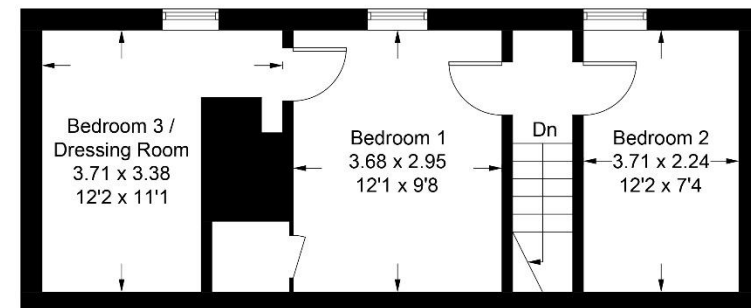
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(Not Shown In Actual Location / Orientation)



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 2025.(ID1175243)



Produced on Land App, Mar 10, 2025  
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50 m  
Scale 1:1250 (at A4)



**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.





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