



119 High Street | Steyning | West Sussex | BN44 3RE

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price Range: £595,000 - £625,000 | Freehold



- A detached mixed commercial and residential building occupying a prominent position at the gateway to Steyning. Overall c. 3,256sqft (302.5sqm) & site area of c. 0.09 ac (0.04Ha). Freehold. EPC 'E' & Council Tax Band 'C' (residential). EPC 'C' & Rateable Value £5900 (commercial).
- Ground floor comprising retail shop and working bakery to the rear.
- Ground floor access to self-contained 4-bed flat over 1st & 2nd floors.
- External yard area and associated bakery stores and single garage.
- Potential for refurbishment & redevelopment, subject to consents.

Description

119 High Street comprises a large detached commercial and residential building, believed to date from the early part of the last Century and with later additions and alterations. The property occupies a triangular shaped plot including the main ground floor commercial premises with retail shop and working bakery to the rear plus ground floor access to a self-contained 4-bedroom flat over the first and second floors, plus associated bakery stores and yard area. There is vehicular access from the High Street and Sir George's Place plus a small single garage to the North accessed from the edge of Mouse Lane/Horsham Road.

The principal part of the building includes external elevations of red brickwork under a pitched and clay tile covered roof with later additions in particular to the rear including flat roofs to part and part double glazing. The building is considered to offer good potential for refurbishment and redevelopment, subject to all necessary consents, either of the existing building or of the overall site and with **planning having previously been recommended for approval - DC/08/1582 withdrawn before Committee - to demolish and replace the building with three 3-bed town houses with associated car parking and small garden areas** (see plans on the Horsham District Council planning portal).

Location

The property lies on a prominent location to the North end of Steyning High Street with frontage to the High Street and Sir George's Place and set at the gateway to the High Street. The surrounding properties are largely residential with the Star Inn public house adjacent and with the old market town offering a good selection of shops, trades and services centred around its traditional high street with many historic and Listed buildings.



The town lies outside, but on the edge of the South Downs National Park and includes a health and sports centre with swimming pool, plus many community facilities including a range of societies and organisations and schools for all age groups and churches of most denominations. Footpaths leading to open countryside and South Downs are readily accessible from the property and road connections are generally good. Shoreham by Sea, c. 5.5 miles to the South-East includes a mainline railway station (with services along the South coast and thence to Gatwick and London Victoria), a small airport and a harbour. The cosmopolitan coastal city of Brighton with its excellent range of shops and recreational facilities is c/ 5 miles to the East of Shoreham, whilst Worthing is a similar distance to the West. To the North, the A24 leads to Horsham and the A23 to Gatwick and linking to the M23 and thence the M25 national motorway network, whilst to the South it links to the A27 and thence the M27.

Information

Property Ref: HJB03067. **Photos & particulars** prepared by HJ Burt March 2025 (REF RBA).

Services: Mains water, drainage, electricity (incl. 3-phase to bakery) and gas with separate electric meter to the flat and sub-metering of water and gas. Gas-fired boiler (in bakery cloakroom) serves ground floor retail shop and radiators to residential accommodation.

Tenure: Part of Freehold title WSX132863 plus a small section of unregistered title to the garage are to the North and over which it is understood that there are rights reserved for the Environment Agency to gain access to Mill Stream passing under the Northern section of the site.

Occupation: Ground floor shop let on short term agreement and remainder in hand; residential flat let on as Assured Shorthold Tenancy. **EPC:** EPC 'E' for residential. EPC 'C' for commercial.

Outgoings: Council Tax Band 'C' (residential). Rateable Value £5,900 (commercial).

Local Authorities: Horsham District Council and West Sussex County Council.

Ground Floor Commercial



First & Second floor flat



Directions

<https://what3words.com/clubbing.lend.rectangular>

The location of the property is shown on the appended plan.

Viewing and Health & Safety

Strictly by appointment with HJ Burt. All parties viewing are requested to be vigilant when making an inspection for your own personal safety including around working machinery

H.J. BURT Steyning

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

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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.

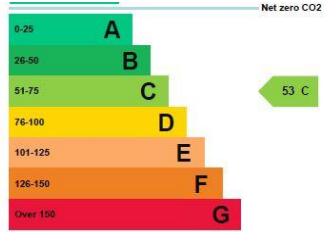


High Street, BN44

Approximate Gross Internal Area = 302.5 sq m / 3256 sq ft



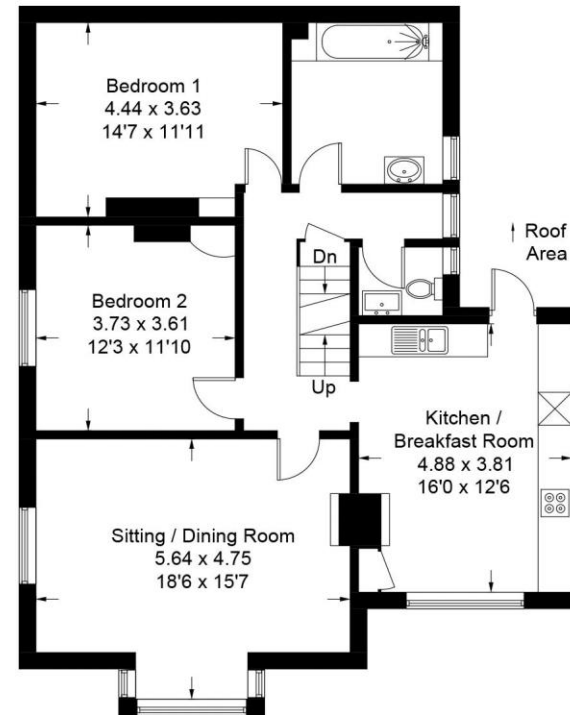
Commercial



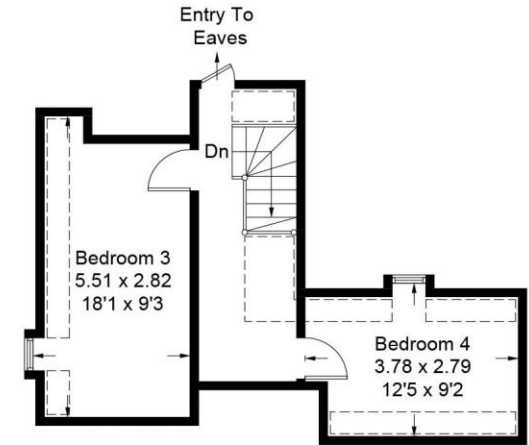
□ = Reduced headroom below 1.5m / 5'0"



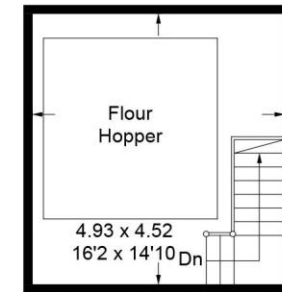
Ground Floor



First Floor

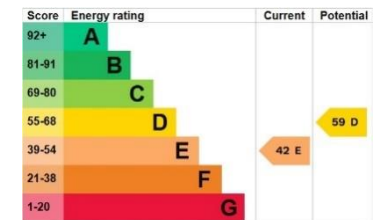


Second Floor



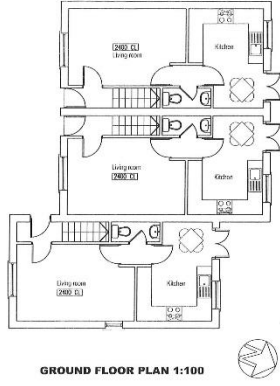
First Floor

Residential

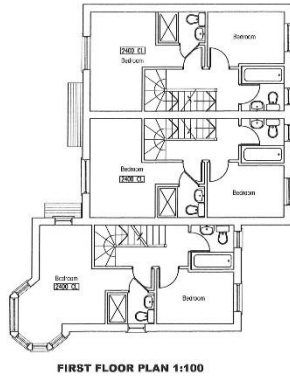


PRODUCED FOR H.J BURT ESTATE AGENTS.

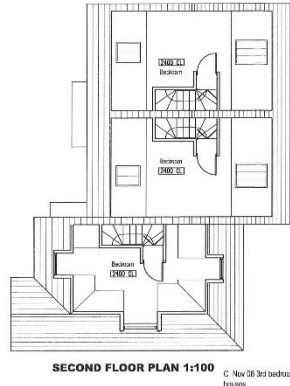
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.(ID1176979)



GROUND FLOOR PLAN 1:100



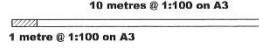
FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100

Proposed Areas of Houses and Gardens

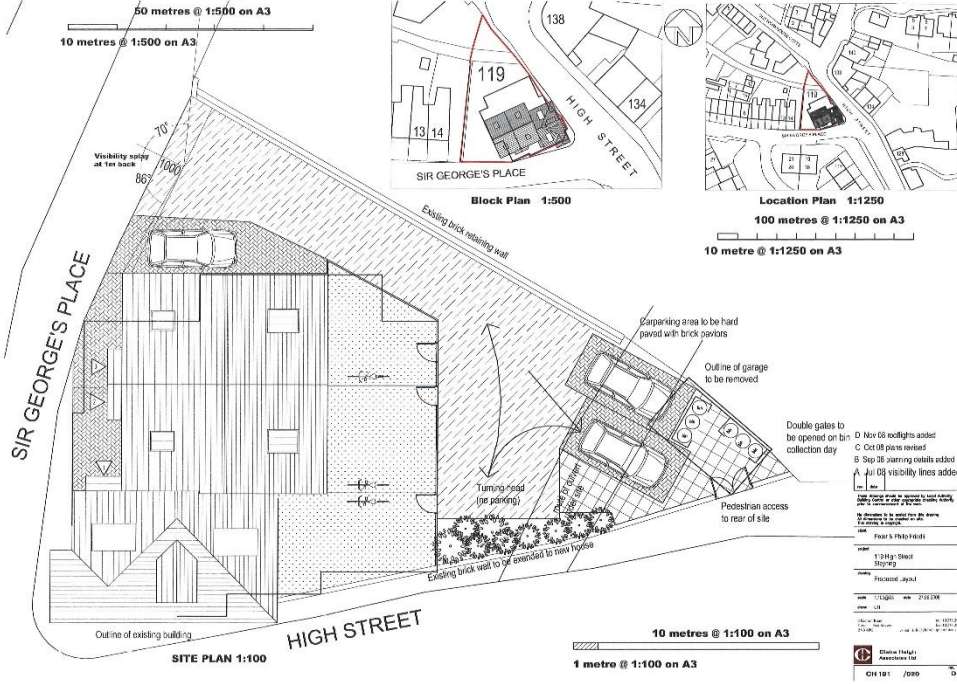
No 1 = 84m² (902sqft) Garden 23.3m² total = 111m²
No 2 = 62m² (666sqft) Garden 19.5m² total = 81.5m²
No 3 = 62m² (666sqft) Garden 17.3m² total = 79.3m²



C: New 08 3rd bedroom added to two houses
B: Oct 08 planning revised
A: Sep 08 planning details added
119 High Street, Sleying
Proposed 2/19/09
CH 181 / 001



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APPENDIX A/2-1.

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee South
BY: Head of Development
DATE: 20th January 2009
DEVELOPMENT: Demolition of existing bakery, shop and 3-bed flat and erection of 3 x 3-bed town houses with gardens and private parking.
SITE: 119 High Street, Sleying
WARD: Sleying
APPLICATION: DC/08/1582 & DC/08/1583
APPLICANT: Messrs Philip and Peter Friedli
REASON FOR INCLUSION ON THE AGENDA: Member request: Cllr Cockman
RECOMMENDATION: To grant planning permission subject to the completion of a Legal Agreement to secure financial contributions and Conservation Area consent.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks full planning permission and Conservation Area consent for the demolition of the existing building comprising a bakery, shop and 3-bed flat and the erection of a terrace of three 3-bed town houses. The proposal would also involve the removal of a single garage located in the northern corner of the site. Each dwelling would have its own private amenity area and be allocated one car parking space.
- 1.2 The dwellings would be constructed of reclaimed bricks with timber double glazed sash windows under a clay tiled roof. A communal bin store area would be provided and sited approximately within the footprint of the existing garage.
- 1.3 The site is currently served by two vehicular accesses but it is proposed to close the High Street access and to retain the access off St Georges Place which would serve the development.
- 1.4 The application site currently comprises a bakery, shop and a separate three-bed flat and the building occupies a very prominent position within the street scene

DESCRIPTION OF THE SITE

Contact: Hazel Corke Extension: 5177

119 High Street,
Steyning, West Sussex





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