



Holly House | Maudlyn Park Way | Steyning | West Sussex | BN44 3PT

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £1,300,000 | Freehold



- Extensive property with flexible accommodation incorporating two buildings.
- With annex potential and totalling over 4000sqft/377 sq m.
- 5 reception rooms, 6 bedrooms & 4 bathrooms.
- Beautiful private garden with modern conservatory, pergola, greenhouse, shed and fish pond with water feature.
- Double garage and workshop with off-street parking for several vehicles
- Solar photovoltaic panels and solar thermal hot water.
- Large study/office with personal lift.

Description

Holly House is a unique and substantial property formed from two separate buildings joined to create a 4000sq ft L-shaped home around beautiful private gardens.

There is a rich history with the original coach house dating back to the 19 Century which started life as a brick cottage and a flint and lime mortar barn.

The main house was constructed in the 1960s and has been extended and developed and ultimately joined to the coach house making one large home. The current owners have lived here since 1999 and the property has been continually adapted to their needs. Currently there are six bedrooms with four bathrooms and five reception rooms, although there is flexibility to the configuration being adapted. It has been used as a home with disabled accessible granny flat or perhaps could be used as an Airbnb or rental.

The 33ft office would equally work as a gym or hobby room and is double aspect with a lift to the ground floor. The main kitchen has a vaulted ceiling with stairs to a gallery, an island and scullery while a large utility room in the main house can double as a second kitchen if required.

The beautiful well tended garden can be accessed from several rooms and has areas for sitting including a patio with pergola and the modern black framed conservatory with wide sliding doors and underfloor heating has a fabulous vista.

There are both old and modern elements including solar panels, a personal lift, a baxi open fire and two wood burners.

The double garage has plenty of space for parking as well as a workshop and storage while there is off-street parking for several cars.

Location

what 3 words ///grounded.fuse.pesky Situated on the Southern side of the old market town on the edge of the South Downs National Park, the property is well located for nearby country walks and the High Street with its wide range of traditional local shops, trades and services. Within convenient reach is the modern health and leisure centre with swimming pool and other community facilities as well as schools for all age groups and churches of most denominations.

Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast and to Gatwick and London Victoria) a small airport and a harbour.

Brighton, with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West.

Information

Property Reference: HJB01637

Photos & particulars prepared: April 2025 (Ref JW ANAEA MARLA)

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.

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

Viewing

An internal inspection is strictly by appointment with:

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.











Maudlyn Parkway, BN44

Approximate Gross Internal Area = 377.8 sq m / 4067 sq ft
(Including Garage)



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



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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.(ID1186359)



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