



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

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £1,200,000 | 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 truly remarkable residence offering approximately 4,000 square feet of adaptable living space wrapped around beautifully landscaped private gardens.

Formed from a 19th-century coach house and a 1960s main house, the property has been thoughtfully extended and joined to create an L-shaped home that blends historic charm with modern comfort.

The house provides six generous bedrooms and four bathrooms, complemented by five versatile reception rooms.

The coach house was initially converted to create a granny flat consisting of 2 bedrooms, a wet room and lounge containing a kitchenette downstairs together with a games room and an upstairs study/hobbies area. The games room has since been converted to a large kitchen diner with access to the conservatory

This self-contained annexe offers a flexible space perfect for use as a granny flat, or accessible accommodation.

A 33-foot double-aspect office, served by a personal lift, provides an excellent opportunity for use as a gym, studio, or hobby room.

The vaulted-ceiling kitchen is a standout feature, complete with a gallery, island, and adjoining scullery, while a large utility room in the main house can double as a second kitchen. The striking conservatory, with its black-framed sliding doors and underfloor heating, opens directly onto the garden and offers a panoramic view across the beautifully maintained grounds.

Multiple rooms open to the garden, where carefully arranged seating areas and a pergola-covered patio create perfect spots for outdoor relaxation and entertaining.

Throughout the home, character and innovation come together — flint-and-lime walls echo its 19th-century origins while solar panels, a Baxi open fire, wood burners, and a personal lift add modern convenience and sustainability.

The double garage offers ample parking, a workshop, and generous storage, with additional off-street parking for several vehicles including space for a caravan or boat behind the double gates.

This is a rare opportunity to acquire a home that is as versatile as it is unique, ideal for buyers seeking space, charm, and thoughtful design.

Location

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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 & Revised August 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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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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