



Bidlington | High Street | Steyning | West Sussex | BN44 3GG

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £1,350,000 | Freehold



- Impressive, attached house offering elegant 4 or 5-bed accommodation with excellent garaging, private driveway & garden & set in the heart of the old market town. Freehold. Council Tax ‘G’. EPC ‘D’.
- With very well proportioned & adaptable accommodation including good entertaining & living space.
- Entrance hall, cloakroom, living room, kitchen/breakfast room & conservatory, utility room, principal ensuite bedroom.
- To the first floor, galleried landing, guest ensuite bedroom, ensuite third bedroom, further double bedroom, study & bathroom.
- Electric gated driveway with generous parking area in front of large double garage. Attractive & easy maintenance garden.
- Convenient walking distance of community facilities & shops.

Description

Bidlington lies at the very heart of the sought after old market town of Steyning at the commencement of the High Street nestling in privacy behind a high brick and flint wall with electric double gates to the driveway and separate personnel gate to the garden and house. The attached period house is believed to originally date from the early 19th C. with later additions and alterations as part of the renovation of the property within the last 25 years. With mellow external elevations of cream painted render under a slate covered pitched and part hipped roof, Bidlington’s principally sash-hung windows are interspersed with feature porthole and picture windows with part-stained glass features. Part of the later additions include a modern double garage with electric doors and conveniently interlinked to the house via the utility room.

Bidlington effortlessly combines elegant grandeur with extravagantly spacious rooms offering warmth and character and accompanied by discrete modern features. The very well-presented accommodation includes **large living and entertaining areas** with **elegant living room** with decorative coving, fireplace, range of fitted bookshelves and cupboards and opening to the **good size kitchen/breakfast room** with an extensive range of fitted units. This room merges with the **light conservatory overlooking and with doors out to the garden**. A useful utility room links the kitchen to the heated **double garage**. Completing the ground floor is a **double aspect main double bedroom** with bay window and ensuite bathroom with jacuzzi bath and luxury walk-in shower.

To the first floor, a pretty picture window with leaded light inserts in the style of Charles Rennie Mackintosh lights the **galleried landing** with a good range of fitted cupboards. The **generous size guest bedroom suite** is double aspect with an adjoining dressing room with wardrobes and large South facing ensuite bathroom with jacuzzi bath and separate shower cubicle. **Bedroom three includes an ensuite bathroom** with bath with shower over and **bedroom four** includes a basin, there is then a **separate family bathroom** and a **study/optional 5th bedroom**. There are two, part boarded, **attics**.

Outside, the **brick paviour driveway** in front of the garage provides a **good parking area** and is approached by hardwood electric gated double gates from the High Street in between brick and flint walling to give a **high degree of privacy and security**. The **easy to maintain garden** includes a mixture of terracing and colourful mature planting to the sides with astro-lawned seating area to the centre and side terrace area.

Location

The property is very conveniently located at the South-Eastern end of the High Street and being close to beautiful walks across the South Downs National Park and also lining to the Downs Link old railway line heading South towards the sea. 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 facilities with schools for all age groups and churches of most denominations.

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. The city of Brighton with its excellent range of facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance West.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Internationally recognised rewilding project at Knepp Castle within 10 miles. Equestrian events at Ardingly, Warnham & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne. David Lloyd Wickwoods country & sports club and spa within 8.5 miles. There are a good range of state and independent schools in the area.









Information

Property Ref: HJB03092. Photos & particulars prepared: April 2025 (Ref RBA).

Services: Mains services of water, electricity, gas and drainage. Gas fired central heating.

Tenure: Freehold title: WSX261446.

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

Directions

What3words:///month.contrived.expert

Viewing is strictly by appointment with:

H.J. BURT Steyning

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

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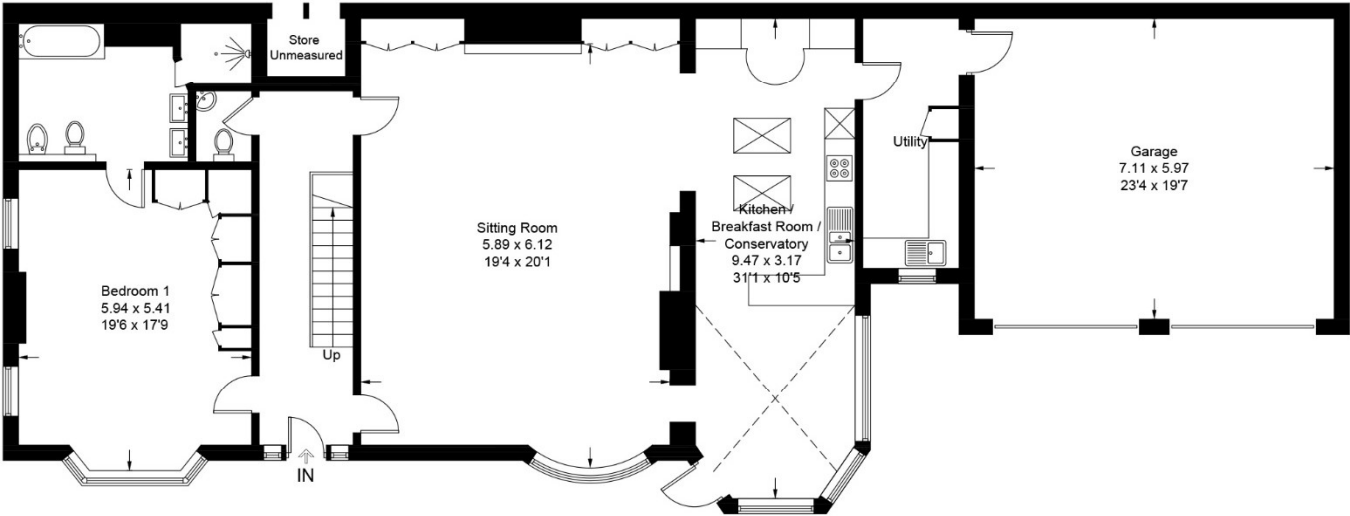


High Street, BN44

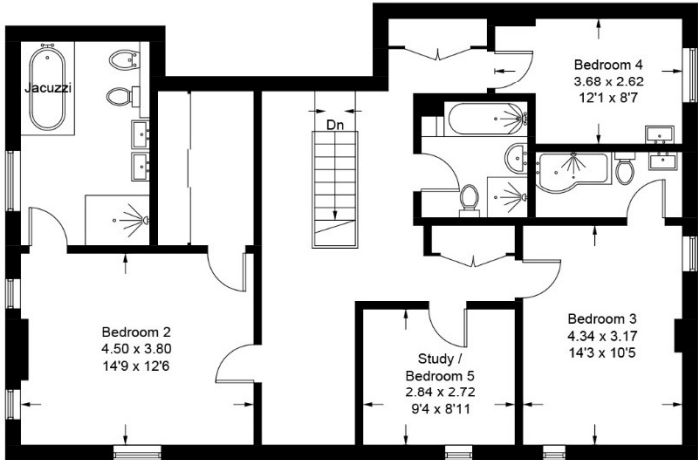
Approximate Gross Internal Area = 296.7 sq m / 3194 sq ft
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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 2025.(ID1189832)



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