



2 Hillside Terrace | Steyning | West Sussex | BN44 3GH

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



# 2 Hillside Terrace | Steyning | West Sussex | BN44 3GH

## Offers in Excess of £350,000 | Freehold



- Character Victorian terraced house
- Two double bedrooms with further smaller room
- Living and dining rooms
- Separate kitchen
- Pretty front and rear gardens
- Garage and driveway
- Quiet, tucked away setting.

### Description

This charming mid-terrace Victorian home is tucked away in the heart of Steyning, offering picturesque rooftop views of the town. Located on Hillside Terrace, this property is part of a quaint row of similar homes, all within walking distance to the High Street. The two-storey accommodation boasts distant views of the Downs and historic rooftops from upper windows. The cozy living room features a fireplace and overlooks the private garden, while the dining room offers under-stair storage.

The separate kitchen has a double aspect design and a door leading to the rear garden. Upstairs, you'll find two double bedrooms, a family bathroom, and a versatile small room that has been used as a nursery, office, or dressing room.

The property's original features are complemented by modern conveniences like gas-fired central heating and double glazing. The lovely front and rear cottage gardens add to the home's charm. A detached garage and off-street parking provide convenient storage and parking options.

### Location

What 3 Words [///spectacle.online.airfields](https://spectacle.online.airfields)

Hillside Terrace is tucked away off Castle Lane in the center of Steyning. Access is via a private road edged with garages with the houses hidden behind. The property is a short walk from the High Street due to a path that leads onto College Hill which has a diverse range of traditional local shops, trades and services and lies at the edge of the South Downs National Park. Steyning boasts a health and sports centre with swimming pool, other community facilities including a wide range of societies and organisations and schools for all age groups. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.



### Information

Property Reference: HJB00932

Photos & particulars prepared: by H J Burt in May 2025 (ref JW)

Local Authority: Horsham District Council Council Tax Band: 'D'

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.

### Directions

Turning right from our High Street office, drive straight ahead at the mini-roundabout and turn left into Jarvis Lane, take the first right into Castle Lane and Hillside Terrace is found on the right.

### 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)

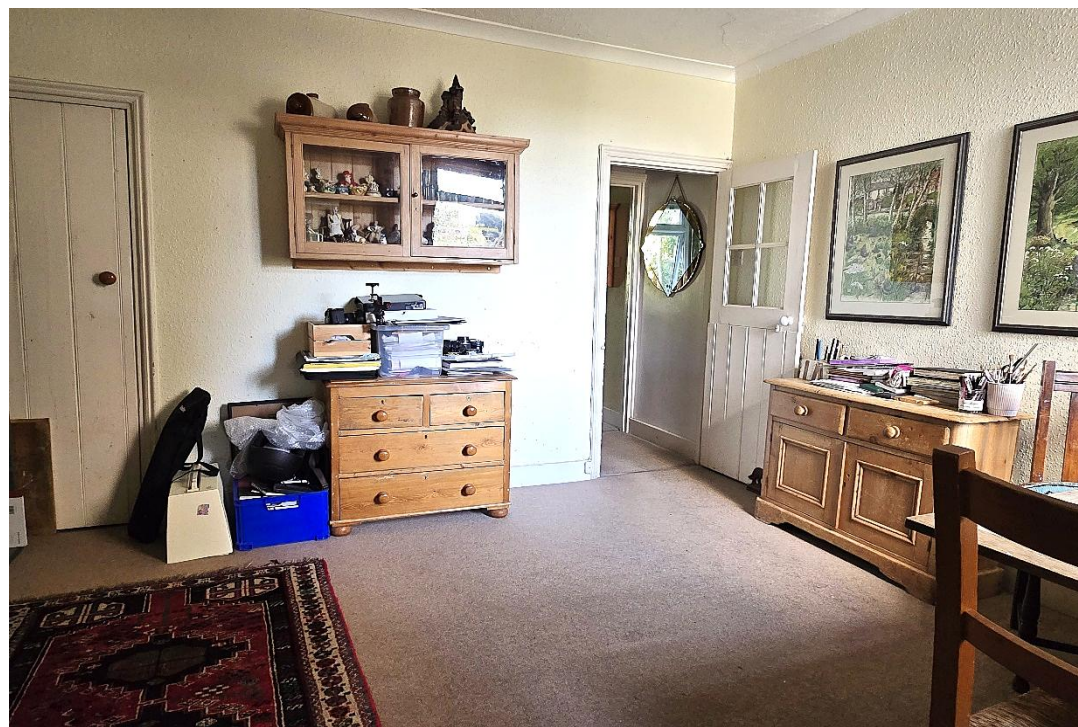
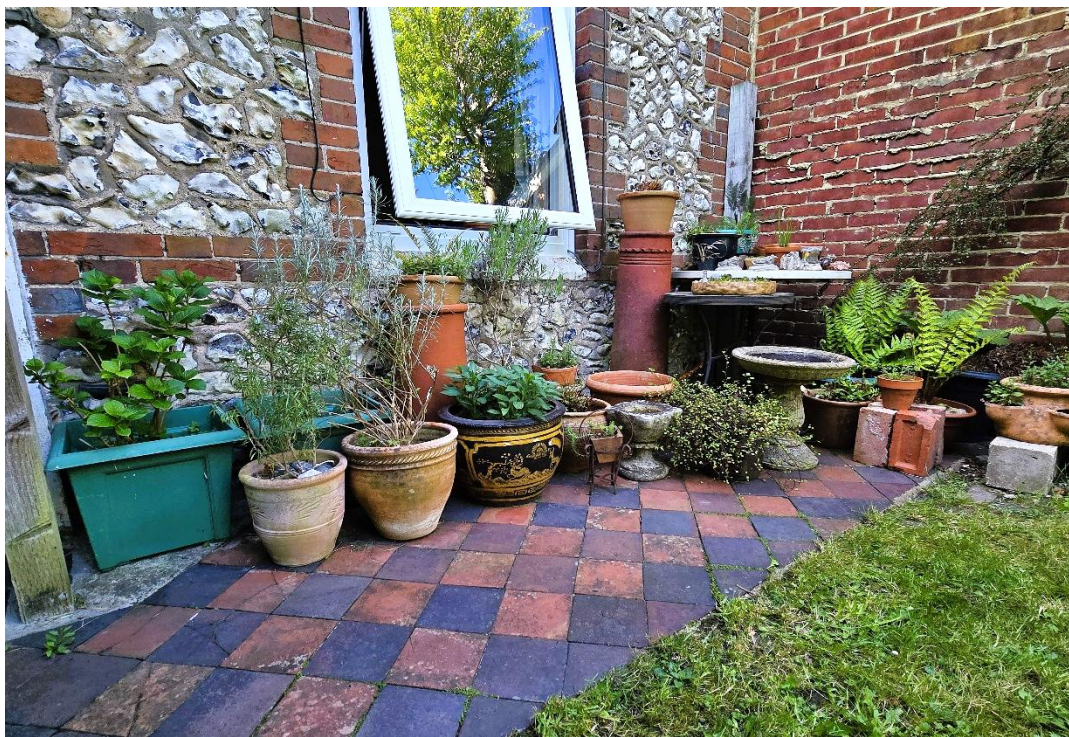


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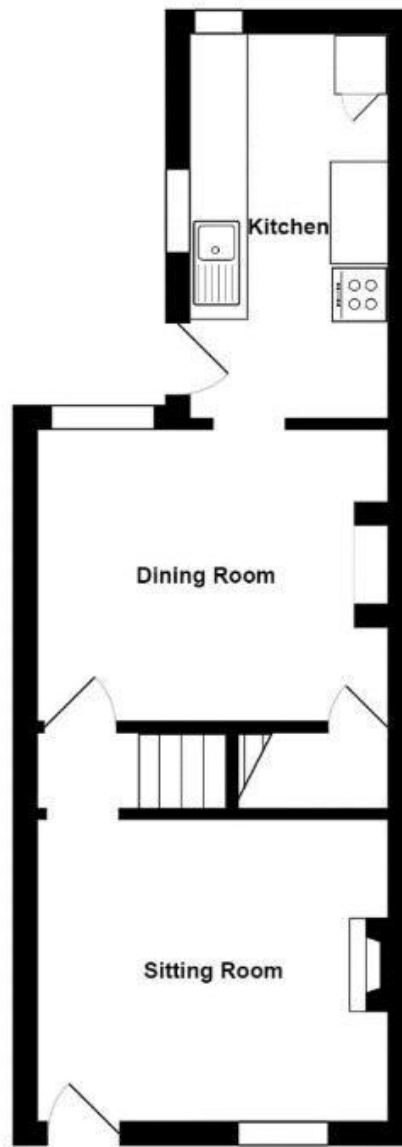
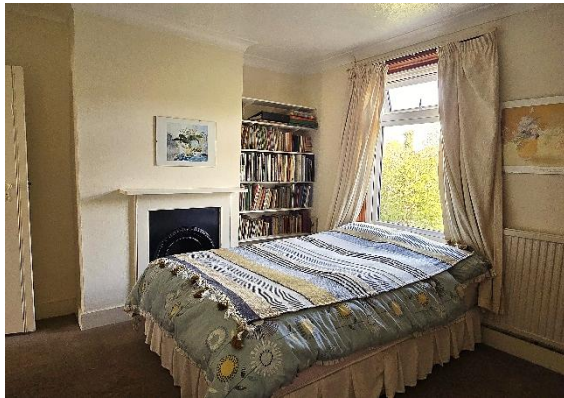


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but 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.

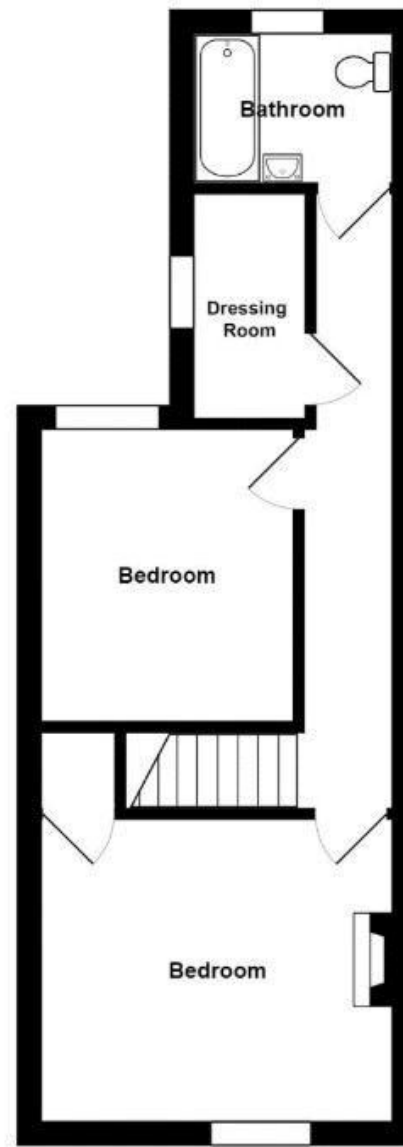






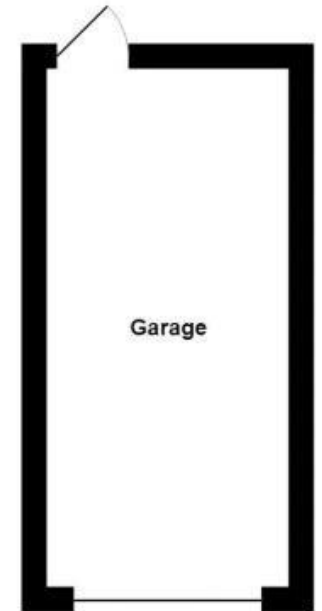


**Ground Floor**  
Area: 36.6 m<sup>2</sup> ... 394 ft<sup>2</sup>



**First Floor**  
Area: 36.6 m<sup>2</sup> ... 394 ft<sup>2</sup>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Outbuilding**  
Area: 14.3 m<sup>2</sup> ... 154 ft<sup>2</sup>