



The West House | The Street | Bramber | West Sussex | BN44 3WE

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







The West House | The Street | Bramber | West Sussex | BN44 3WE

Guide Price: £850,000 to £900,000 | Freehold



- One of a pair of individually designed houses with extensive gardens Freehold.
- Four bedrooms all with built in storage, the main having an ensuite.
- Distinctive galleried entrance hallway.
- Living room with fireplace and garden access, separate dining room.
- Kitchen with breakfast bar and adjacent utility room.
- Double garage with off-street secure parking.
- Large gardens including formal areas and private wooden bridge to large lawn with fruit trees. Overall, approx 0.4 of an acre.
- No forward chain.

## Description

Tucked away in a tranquil setting, this highly original home, built in 1984, offers a rare blend of architectural flair and natural beauty to the garden. One of a bespoke pair, the property is linked via its garaging and features a small tower topped with a weathervane, adding an eye-catching detail that sets the tone for what lies within.

Step inside through a striking galleried hallway, where a double-height wall of glass floods the space with light and style. The generous living room enjoys a traditional fireplace and dual aspects, with both windows and doors opening to the garden. The well-equipped kitchen is complemented by a separate utility room leading directly into the garage, while the dining room offers flexibility, ideal as a snug or easily opened up to expand the kitchen.

Upstairs, four double bedrooms all feature built-in wardrobes and enjoy far-reaching views over the gardens and open countryside beyond. The principal bedroom benefits from a sleek ensuite shower room, and the updated family bathroom serves the remaining bedrooms.

The property is well maintained, with double glazing and gas central heating throughout, though it offers scope for further cosmetic updating.

The standout feature is undoubtedly the garden. Beyond the formal lawn and planting, a private wooden bridge crosses a stream to reveal a secluded, hedge-lined large grass area complete with mature fruit trees and a rear gate opening to a bridleway. It's a peaceful,



private oasis that feels worlds away. Secure parking is accessed via lockable metal gates leading to a shared shingle area, with ample space for each home. The spacious double garage features an electric up-and-over door and internal access.

Offered with no forward chain, this is a rare opportunity to acquire a truly individual home with outstanding outdoor space.

## Location

The West House is situated on The Street in the pretty historic village of Bramber with its Castle ruins, old church and attractive architecture. There are several local eateries and pubs on The Street, whilst more comprehensive facilities can be found in the adjacent old market town of Steyning or Upper Beeding. Despite some modern touches—like two hotels and a well-known Indian restaurant—Bramber has retained its quaint charm. It's a popular spot for walkers and has won multiple Britain in Bloom awards.

## Information

**Photos & particulars prepared:** Aug 2025 (Ref JW).

**Services:** Mains services of electricity, gas, water & drainage.

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

The property is sold subject to all outgoings, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

## Directions

What3words:/// wordplay.weep.menswear















## 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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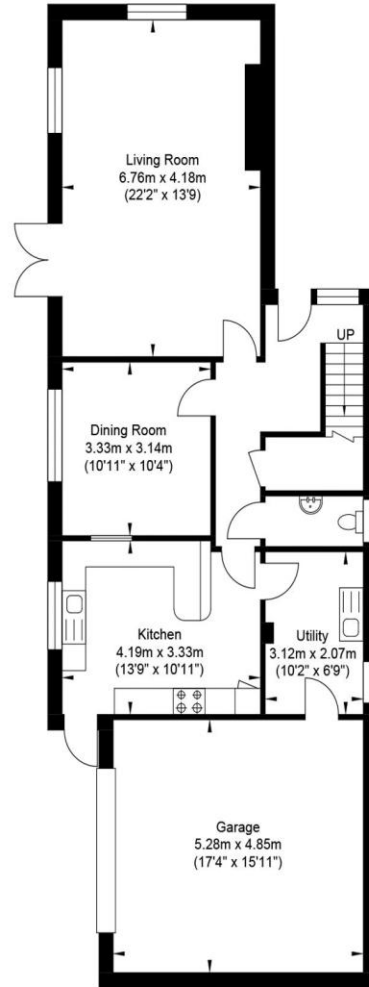




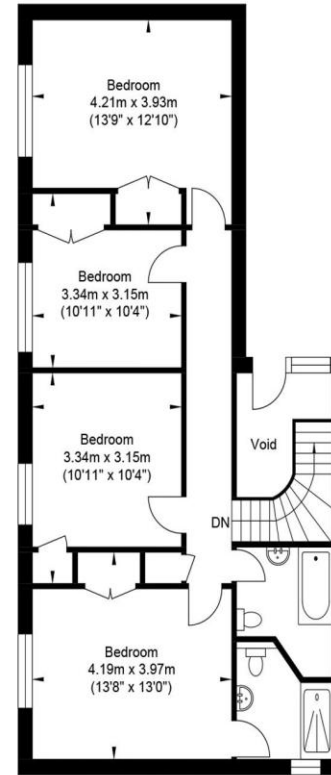




# The Street



Ground Floor  
Approximate Floor Area  
1065.62 sq ft  
(99.0 sq m)



First Floor  
Approximate Floor Area  
813.32 sq ft  
(75.56 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area (Including Garage) = 174.56 sq m / 1878.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





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