



81 Shooting Field | Steyning | West Sussex | BN44 3SW

H.J. BURT
Chartered Surveyors : Estate Agents

81 Shooting Field | Steyning | West Sussex | BN44 3SW

Guide Price: £425,000-£460,000| Freehold



- Three bedroom semi-detached house.
- Two reception rooms and separate kitchen.
- Two further attic rooms accessed by stairs.
- Garage and driveway.
- West facing mature garden
- Recently redecorated.
- Gas Fired central heating and double glazing.
- Accessible central town location for school and High Street.

Description

A Spacious Family Home in the Heart of Steyning Nestled in a central Steyning location, this modern semi-detached home offers generous living space, off-street parking, and a detached garage—currently used as a workshop.

With three double bedrooms and a charming west-facing garden, it presents an exciting opportunity to create your dream home. The ground floor features a large sitting room with a stone fireplace and a wide front-facing window, filling the space with natural light. This leads into a separate dining room and an adjacent kitchen, complete with a walk-in pantry/utility cupboard for added convenience.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom. A second staircase leads to the converted attic, now offering two versatile spaces—one with a Velux window—ideal for storage, a home office, or occasional guest accommodation. With further modification, this area could easily become a fourth bedroom.

The property is well maintained, with double glazing throughout and several rooms recently redecorated.

Outside, the west-facing garden is a peaceful retreat, featuring a patio, lawn, and mature beds and shrubs. Off-street parking for three cars and a detached garage complete the package.

Location

What 3 words [///starred.mingles.merit](#) Shooting Field can be found in central Steyning only a short walk from the High Street. 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 and being close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea.

Information

Property Reference: HJB03207

Photos & particulars prepared: September t 2025 (Ref JW)

Local Authority: Horsham District Council.

Council Tax Band: 'C'

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.

H.J. BURT Steyning

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



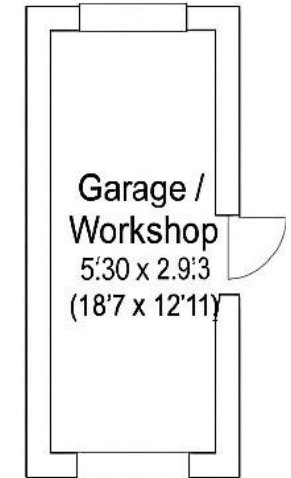
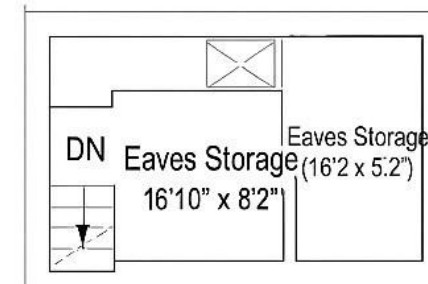
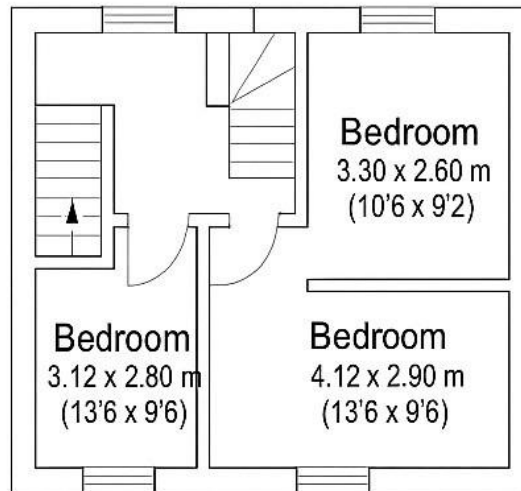
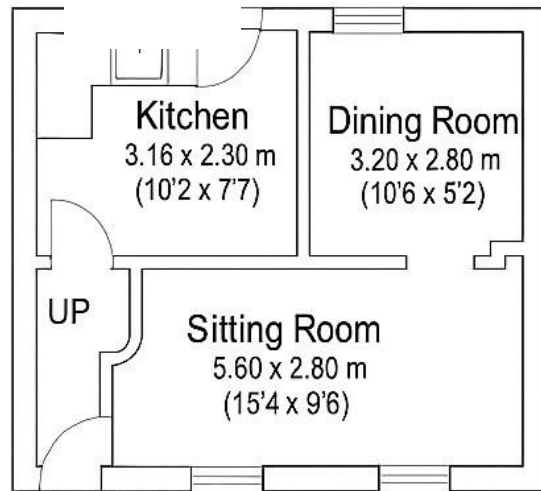
Find us @H.J.Burt



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.



Approximate Gross Internal Area (Excluding Outbuilding) = 113.59 sq m / 1222.67 sq. ft



Ground Floor
Approximate Floor Area
463.48 sq. ft (49.06 sq.m)

Shooting Field
First Floor
Approximate Floor Area
463.49 sq. ft (49.66 sq. m)

Second Floor
Approximate Floor Area
295.68 sq.ft (27.47 sq.m)

Outbuilding
Approximate Floor Area
138.83 sq.ft (13.00.m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		