



30 Laines Road | Steyning | West Sussex | BN44 3LL

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







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Guide Price: £600,000 - £625,000 | Freehold



- Detached bungalow on lovely corner plot.
- Two/Three Bedrooms
- Living Room with woodburner
- Separate kitchen/diner
- Attractive gardens to three sides with built-in seating area and firepit
- Double garage with electric door and large driveway
- Gas fired heating & double glazing.
- No onward chain

Description

A versatile home with double garage and lovely gardens, a convenient distance from Steyning High Street.

This extended and well-presented detached property offers flexible accommodation with two to three bedrooms, a spacious double garage/workshop, and delightful gardens and all within a short stroll of Steyning’s charming High Street.

Step into a wide L-shaped hallway that provides access to all principal rooms. The bright living room enjoys an east-facing aspect with attractive views and features a wood burner that doubles as a back boiler - an energy-efficient addition that can supplement the hot water system.

The kitchen is fitted with solid oak doors and includes integrated Bosch and Innerwave ovens, an induction hob with extractor, and a built-in washing machine. It’s a practical and stylish space with room to cook and entertain.

There are two comfortable bedrooms, with a further hallway leading to a third room that has served as a sunroom and home office, offering direct access to the garden and excellent versatility.

To the side of the property is a substantial double garage/workshop with an electric up-and-over door, plus a rear door and window overlooking the garden, ideal for storage, hobbies, or potential conversion (subject to consent).

The gardens are a standout feature, the front is thoughtfully landscaped with winding paths through mature planting, while the rear garden is mainly laid to lawn and includes fruit trees. A built-in seating area around the patio, and a secluded corner with a firepit - perfect for relaxing or entertaining.

Location

what 3 words : ///symphonic.solved.swordfish

Laines Road runs off Newham Lane which leads from the High Street to the South Downs via Sheep Pen Lane, 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. 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.

Information

Property Reference: HJB03175

Photos & particulars prepared: by H J Burt September & December 2025 (Ref: JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: ‘E’

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

From our Steyning office, proceed in an Easterly direction along the High Street, turn right at the White Horse Public House up Sheep Pen Lane. Where the road forks continue straight on into Newham Lane, and Laines Road will be found as the sixth road on the left hand side and the house is on the right at the very end.

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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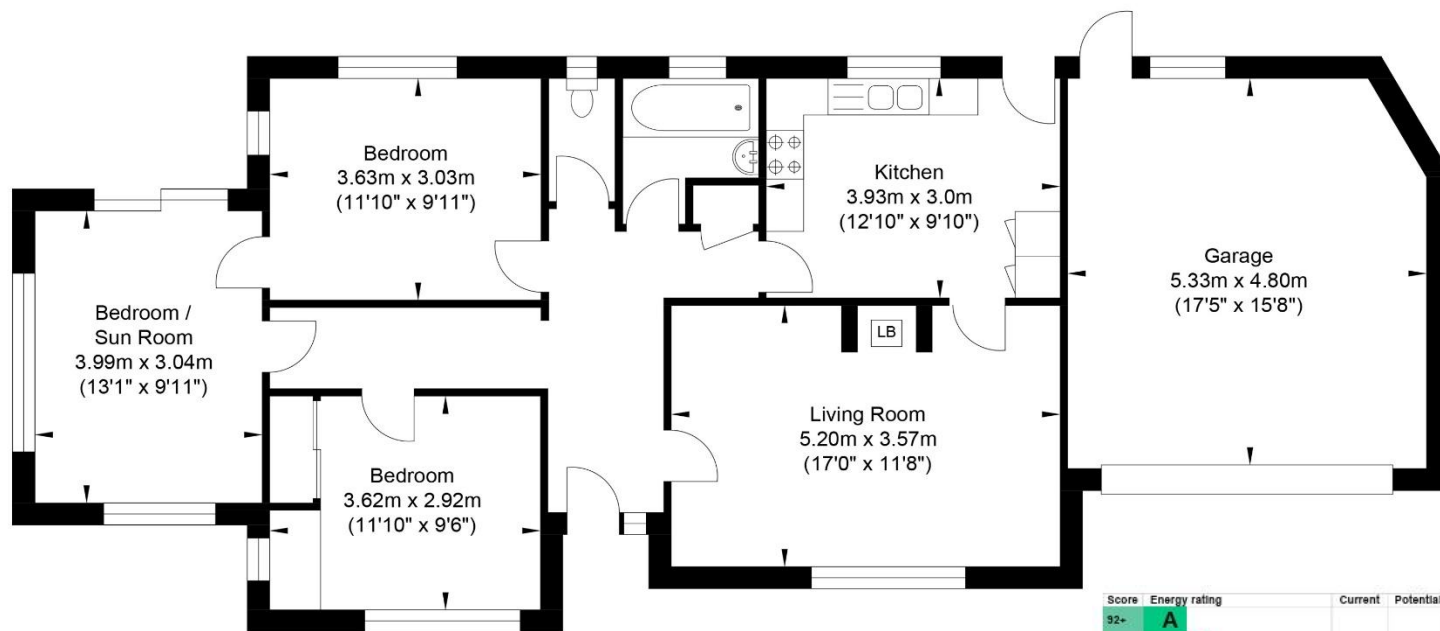








## Laines Road



First Floor  
Approximate Floor Area  
1178.21 sq ft  
(109.46 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area (Including Garage) = 109.46 sq m / 1178.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.