



7 | Coxham Lane | Steyning | West Sussex | BN44 3LG

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £700,000 | Freehold



- Detached chalet bungalow with garage in sought-after location.
- Three/four bedrooms, shower room and bathroom
- Sitting room and separate study
- Kitchen with access to garden
- Detached garage with driveway
- Gardens front and rear
- Gas fired heating and double glazing
- No forward chain



Description

A Hidden Gem in the Heart of Steyning. Tucked away in a peaceful spot on one of central Steyning's most sought-after roads, this versatile and deceptively spacious chalet bungalow offers a rare blend of privacy, flexibility, and charm.

Discreetly positioned behind its forward-set detached garage, the property unfolds into a generous layout featuring three double bedrooms, three reception rooms, two bathrooms, and a well-appointed kitchen—all accessed via a long hallway and landing. Both the main living room and kitchen open directly onto the garden via sliding doors, inviting natural light and seamless indoor-outdoor living. With bedrooms and bathrooms on both floors, the home suits a wide range of lifestyles and age groups.

The gardens are a true delight—thoughtfully divided by a high hedge with an arched walkway, creating secluded pockets of tranquillity framed by mature trees and shrubs. Additional highlights include a detached garage and a private driveway with space for two vehicles. Offered with no onward chain, this unique home is ready for its next chapter.

Location

What 3 words: ///hardback.palettes.situation

The property is situated within convenient walking distance of the bustling town centre on a sought after residential no through road. Historic Steyning boasts, among other things, a busy High Street with shops, pubs and restaurants, a health and leisure centre with a swimming pool, very good schools and various sports and leisure facilities.

Information

Property Reference: HJB03166

Photos & particulars prepared: by H J Burt October 2025 (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 outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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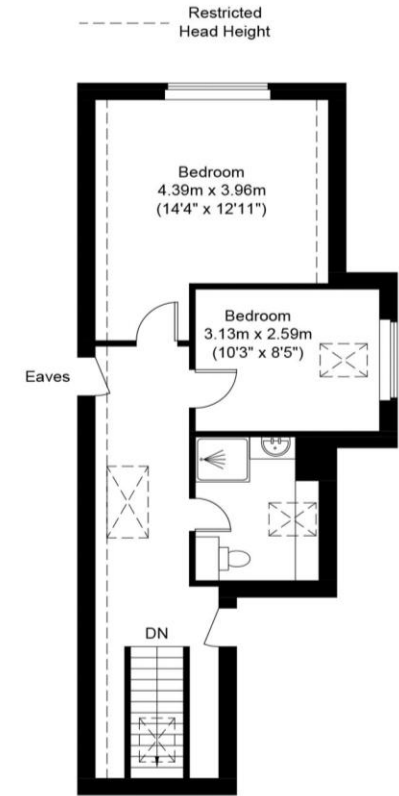
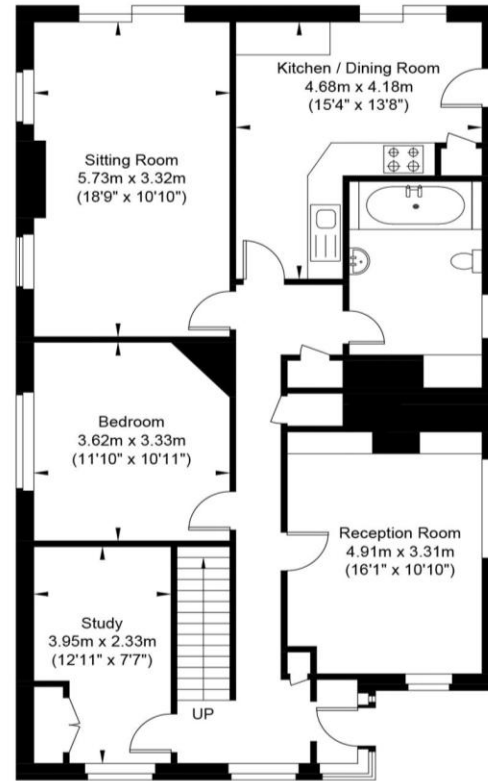
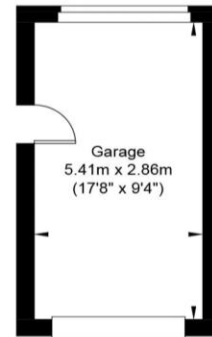


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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





Coxham Lane



Garage
Approximate Floor Area
166.51 sq ft
(15.47 sq m)

Ground Floor
Approximate Floor Area
1068.85 sq ft
(99.30 sq m)

First Floor
Approximate Floor Area
474.36 sq ft
(44.07 sq m)

Approximate Gross Internal Area (Excluding Garage) = 143.37 sq m / 1543.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

