



11 Greenacres | Steyning | West Sussex | BN44 3QA

H.J. BURT
Chartered Surveyors : Estate Agents



11 Greenacres | Steyning | West Sussex | BN44 3QA

Guide Price: £615,000 - £625,000



- Beautifully presented extended detached bungalow in corner of a quiet cul-de-sac with Downland view.
- Three double bedrooms all with built-in storage
- Large Living room; Inglenook fireplace with solid fuel burner and French doors to garden
- Fully fitted modern kitchen and separate dining room
- Bathroom and Ensuite shower room
- Garage and driveway
- Spacious wrap around garden with various areas of lawn, patio and mature beds
- No forward chain.

Description

Beautifully presented detached bungalow with South Downs Views and Wraparound gardens set in a private and highly regarded residential enclave with an outlook towards the South Downs National Park, this well-presented detached three-bedroom bungalow offers spacious living and beautifully landscaped gardens.

Extended and thoughtfully arranged, the property features a generous living room with two picture windows and French doors opening to the garden—filling the space with natural light and framing far-reaching views.

A large inglenook fireplace houses a solid fuel burner for cold evenings. A separate, well-appointed modern kitchen sits adjacent to a dedicated dining room, creating a practical and sociable layout. There are three double bedrooms, including one with an en suite shower room. The rear bedroom also opens directly to the garden via French doors and offers flexibility as a home office, studio, or hobby room.

To the side, a garage with driveway provides secure parking and useful storage. The garage includes a window, houses the boiler and electrics, and is equipped with power and lighting. The property is fully double glazed and benefits from gas-fired central heating and ample built-in storage throughout.

Outside, the wraparound gardens are a true highlight, with lawned areas a patio, and steps leading to a raised seating area—perfect for enjoying the peaceful surroundings. Offered with no forward chain, this is a rare opportunity to secure a spacious and versatile home in a prime Steyning location.

Location

What 3 Words [///edits.woofs.daredevil](https://www.what3words.com/#!/edits/hoofs.daredevil)

11 Greenacres is located in the 'Penlands' area of Steyning, within walking distance of the High Street. The property is 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. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Photos & particulars prepared: prepared by H J Burt November 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 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

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



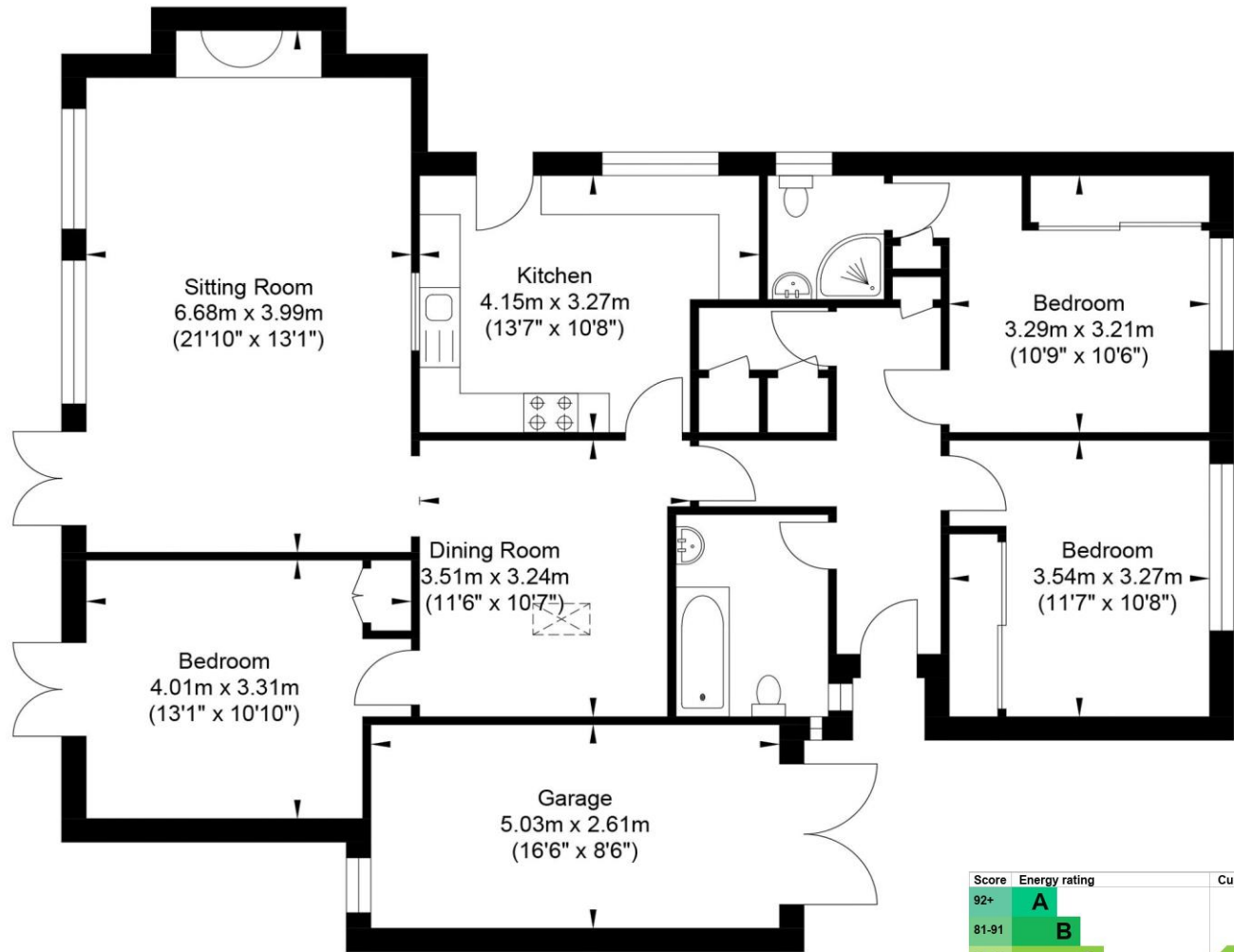
Find us @H.J.Burt



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.



Greenacres



Ground Floor
Approximate Floor Area
1282.41 sq ft
(119.14 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area(Including Garage) = 119.14 sq m / 1282.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



H.J. BURT
Chartered Surveyors : Estate Agents



rightmove
find your happy

UKLANDand
FARMS.co.uk

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services