



21 | Goring Road | Steyning | West Sussex | BN44 3GF

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







21 Goring Road | Steyning | West Sussex | BN44 3GF

Offers in Excess of: £1,699,000 | Freehold



- Stunning refurbished detached house.
- Large garden laid to lawn with raised terrace with pool and Pergola
- Main bedroom with luxury ensuite and dressing room
- Four further bedrooms, bathroom and shower room
- Impressive main living space with 22ft bi-fold doors to terrace
- Two further reception rooms
- Garage and off-street parking behind electric gates
- Excellent decorative order throughout
- Vendor Suited.

### Description

An outstanding property situated in one of Steyning's premium locations boasting modern living while still retaining much original character.

This substantial 5 bedroom house was extensively remodelled and extended by the current owners to create a fantastic house while also having beautiful South facing landscaped gardens and a large terrace with swimming pool and pergola.

With a spacious and versatile layout, this property offers a large main living space divided into kitchen, dining and living areas dominated by two sets of bi-fold doors the largest being 22ft in width across the whole back of the property leading to the terrace. two further reception rooms, providing plenty of space for entertaining guests, gym, snug or office etc. With three bathrooms, there is ample accommodation for the whole family, ensuring a comfortable and luxurious living experience.

As you approach the property, you are greeted by electric gates leading to a driveway providing secure off-road parking for multiple vehicles and a detached garage.

A spacious hallway oozes style while the modern kitchen was refurbished last year with new doors and undated appliances to compliment the Silestone worktops

and breakfast bar. A utility room also houses the Worcester boiler replaced in 2021.

On the First floor is an impressive main suite with large luxury ensuite and a walk in dressing room. Two further double bedrooms share an oversized bathroom while on the second floor two double bedrooms share a shower room.

The mature landscaped garden offers a peaceful retreat, with plenty of space for outdoor activities and entertaining guests. There is an irrigation system and it is tended weekly by a gardener.

The split-level terrace and pool was installed in 2018 is illuminated at night by colourful led lights while a metal pergola has remote tilt and turn roof, four retractable sides, heating and lighting.

### Location

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The property is located within convenient reach of the historic and thriving High Street to Steyning with its range of traditional local shops, trades and services. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations and schools of all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.

Shoreham-by-Sea, approx. 5.5 miles to the Southeast 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 is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.



















## Information

Property Reference: HJB01401

Photos & particulars prepared: September 2024 & revised March 2025 (Ref JW)

**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.

**Local Authority:** Horsham District Council.

**Council Tax Band:** 'G'

## Directions

From our Steyning High Street office, continue in a South-Easterly direction along the High Street and straight over the mini-roundabout and out towards Clays Hill. Shortly after the pedestrian traffic lights turn left into Goring Road, and Number 21 will be found on the right hand side.

## 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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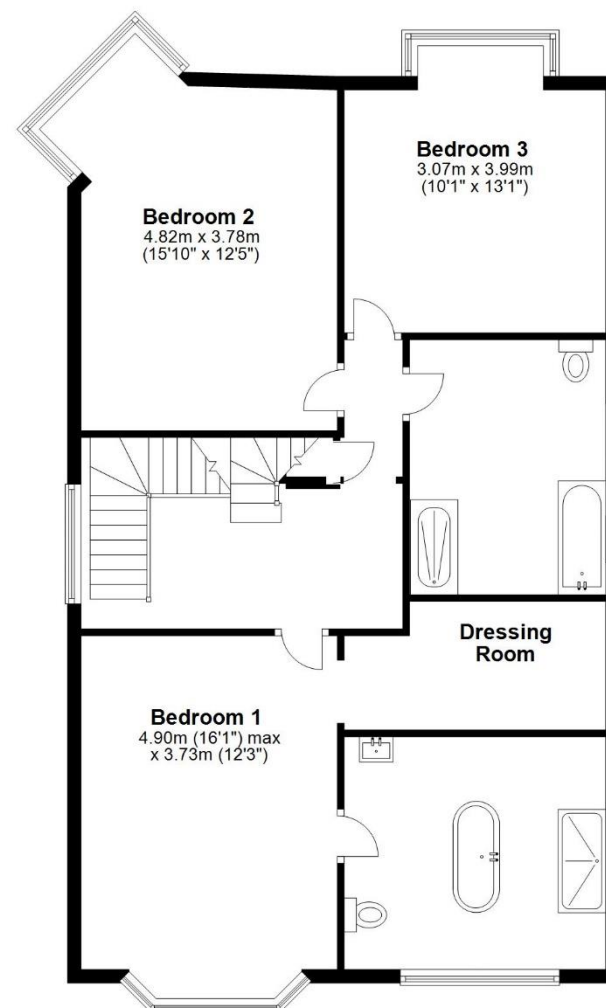
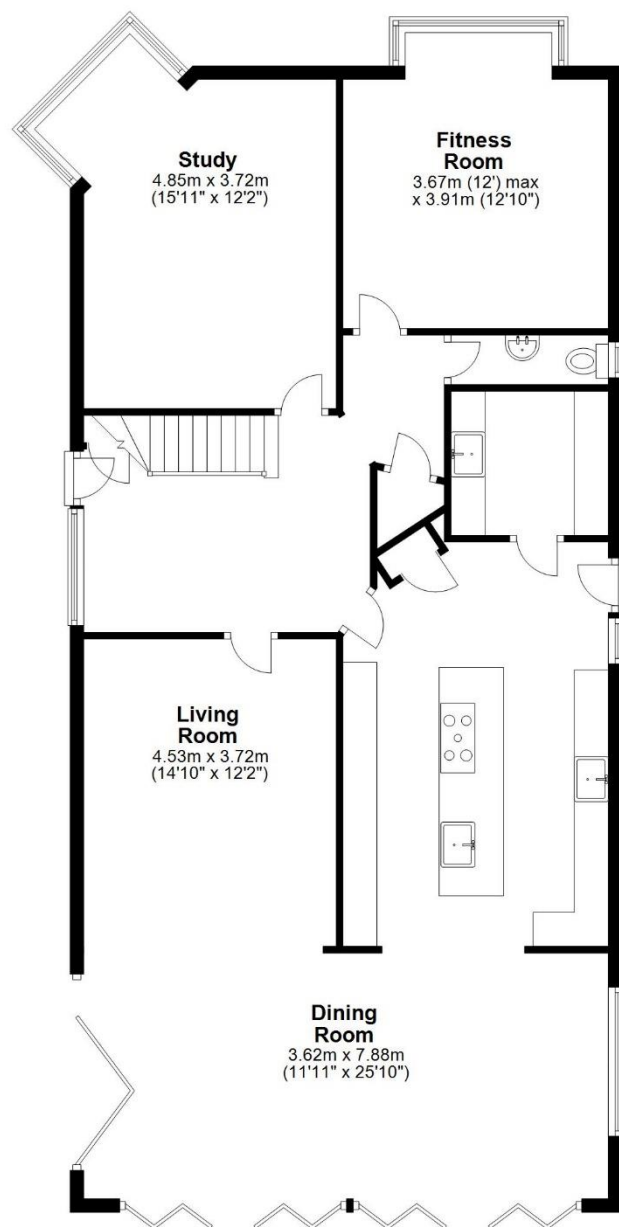
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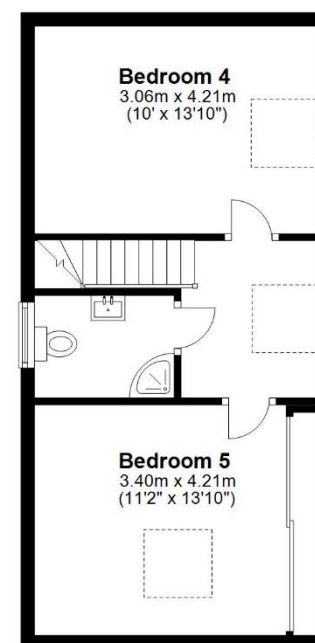


# **First Floor** Approx. 99.0 sq. metres (1065.4 sq. feet)

## **Ground Floor** Approx. 128.6 sq. metres (1383.7 sq. feet)



## **Second Floor** Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 265.3 sq. metres (2856.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





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