



29 | Kings Barn Lane | Steyning | West Sussex | BN44 3YR

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

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Asking Price: £500,000 | Freehold



- Spacious Semi Detached chalet Bungalow
- Four double bedrooms
- Main bedroom has an ensuite shower room
- Family bathroom
- Bay fronted living room with fireplace and arch to study
- Kitchen with conservatory
- Garage in nearby compound
- Front and rear gardens

### Description

A spacious semi-detached chalet bungalow boasting four bedrooms and a large bay fronted living room.

This attractive property is a good size with flexible accommodation over two floors. A light and bright living room has a stone fireplace and large window over the front garden and a large arch into the study which was formally a separate room. The kitchen has space for a breakfast table and leads out to a conservatory while a separate dining room could double as a bedroom if required.

Some other properties have been modified by knocking these rooms into one to create a huge open plan kitchen/diner. There is a downstairs w.c.

Upstairs are three good sized bedrooms. The main has an ensuite shower room and views to the rear. The other two bedrooms are also both doubles and share a family bathroom.

To the front is a large garden laid to lawn while the rear garden is also lawned with a small patio area.

Currently there are far reaching views over neighbouring farmland to the rear of the garden, although this land is subject to a planning application (ref DC/21/2233) for residential development. There is easy on street parking and a private garage in the nearby compound.

### Location

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The property is situated within convenient walking distance of the bustling town centre. Steyning boasts a health and leisure centre with a swimming pool and churches of most denominations. Shoreham-by-Sea approximately just over five miles to the South-East has a main line railway station with services along the South Coast to Gatwick and London Victoria and also has a small airport and harbour. The newly designated city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

### Information

Property Reference: HJB03099

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

Local Authority: Horsham District Council

Council Tax Band: 'E'

Photos & particulars prepared: by H J Burt April 2025 & revised April 2026 (ref JW).

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.

### Directions

From our Steyning Office, proceed toward the mini-roundabout and turn left into Church Street, follow the road past the Church and onwards across the road-bridge (over the bypass) into Kings Barn Lane. The property will be found along on the left 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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto: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.

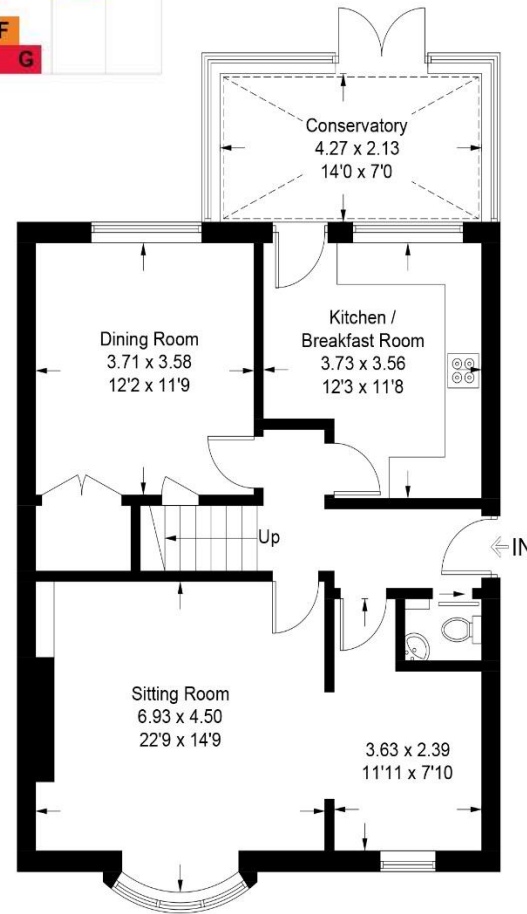




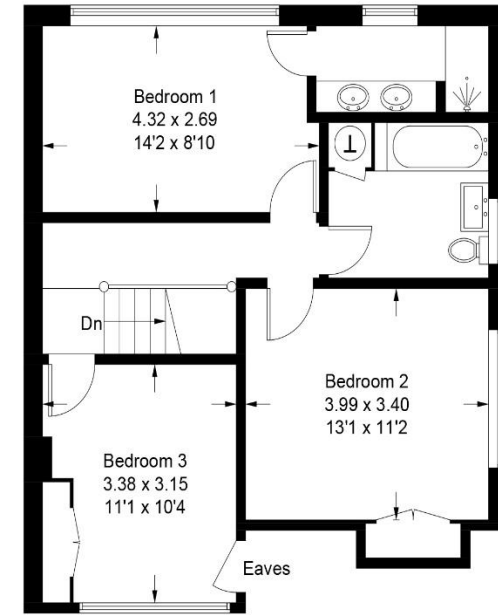
Score	Energy rating	Current	Potential
32+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

# Kings Barn Lane, BN44

Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft



Ground Floor



First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.(ID1194116)