



Bidlington | High Street | Steyning | West Sussex | BN44 3GG

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



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Guide Price: £1,295,000 | Freehold



- Impressive, attached house offering elegant 4 or 5-bed accommodation with excellent garaging, private driveway & garden & set in the heart of the old market town.
- With very well proportioned & adaptable accommodation including good entertaining & living space.
- Entrance hall, cloakroom, living room, kitchen/breakfast room & conservatory, utility room, principal ensuite bedroom.
- To the first floor, galleried landing, guest ensuite bedroom, ensuite third bedroom, further double bedroom, study & bathroom.
- Electric gated driveway with generous parking area in front of large double garage. Attractive & easy maintenance garden.
- Convenient walking distance of community facilities & shops.

## Description

**Bidlington** occupies a prime position at the heart of the highly sought-after historic market town of **Steyning**, situated at the entrance to the High Street and enjoying exceptional privacy behind a substantial brick and flint wall. Access is provided via electrically operated double gates leading to the driveway, together with a separate pedestrian gate opening to the gardens and house.

Believed to date originally from the early 19th century, this attractive attached period home has been sympathetically extended and enhanced, with significant renovation and improvement undertaken over the past 25 years. The property displays charming cream-rendered elevations beneath a slate-covered pitched and partly hipped roof, combining period character with thoughtfully integrated contemporary features.

The predominantly sash-hung windows are complemented by distinctive porthole and picture windows, some incorporating attractive stained-glass detailing, creating a unique architectural character. Among the more recent additions is a substantial double garage with electric doors, conveniently linked directly to the house via the utility room, providing practical and secure everyday access.

Bidlington effortlessly combines elegant grandeur with extravagantly spacious rooms offering warmth and character and accompanied by discrete modern features. The very well-presented accommodation includes **large living and entertaining areas** with **elegant living room** with decorative coving, fireplace, range of fitted bookshelves and cupboards

and opening to the **good size kitchen/breakfast room** with an extensive range of fitted units. This room merges with the **light conservatory overlooking and with doors out to the garden**. A useful utility room links the kitchen to the heated **double garage**. Completing the ground floor is a **double aspect main double bedroom** with bay window and ensuite bathroom with jacuzzi bath and luxury walk-in shower.

To the first floor, a pretty picture window with leaded light inserts in the style of Charles Rennie Mackintosh lights the **galleried landing** with a good range of fitted cupboards. The **generous size guest bedroom suite** is double aspect with an adjoining dressing room with wardrobes and large South facing ensuite bathroom with jacuzzi bath and separate shower cubicle. **Bedroom three includes an ensuite bathroom** with bath with shower over and **bedroom four** includes a basin, there is then a **separate family bathroom** and a **study/optional 5<sup>th</sup> bedroom**. There are two, part boarded, **attics**.

Outside, the **brick paviour driveway** in front of the garage provides a **good parking area** and is approached by hardwood electric gated double gates from the High Street in between brick and flint walling to give a **high degree of privacy and security**. The **easy to maintain garden** includes a mixture of terracing and colourful mature planting to the sides with astro-lawned seating area to the centre and side terrace area.

## Location

The property is very conveniently located at the South-Eastern end of the High Street and being close to beautiful walks across the South Downs National Park and also lining to 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 facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance West.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chilmington & Pulborough. Internationally recognised rewilding project at Knepp Castle within 10 miles.





Equestrian events at Ardingly, Warnham & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne. David Lloyd Wickwoods country & sports club and spa within 8.5 miles. There are a good range of state and independent schools in the area.

## Information

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

Gas fired central heating.

**Tenure:** Freehold title: WSX261446.

**Local Authority:** Horsham District Council.

**Council Tax Band:** 'G'

## Directions

What3words:///month.contrived.expert

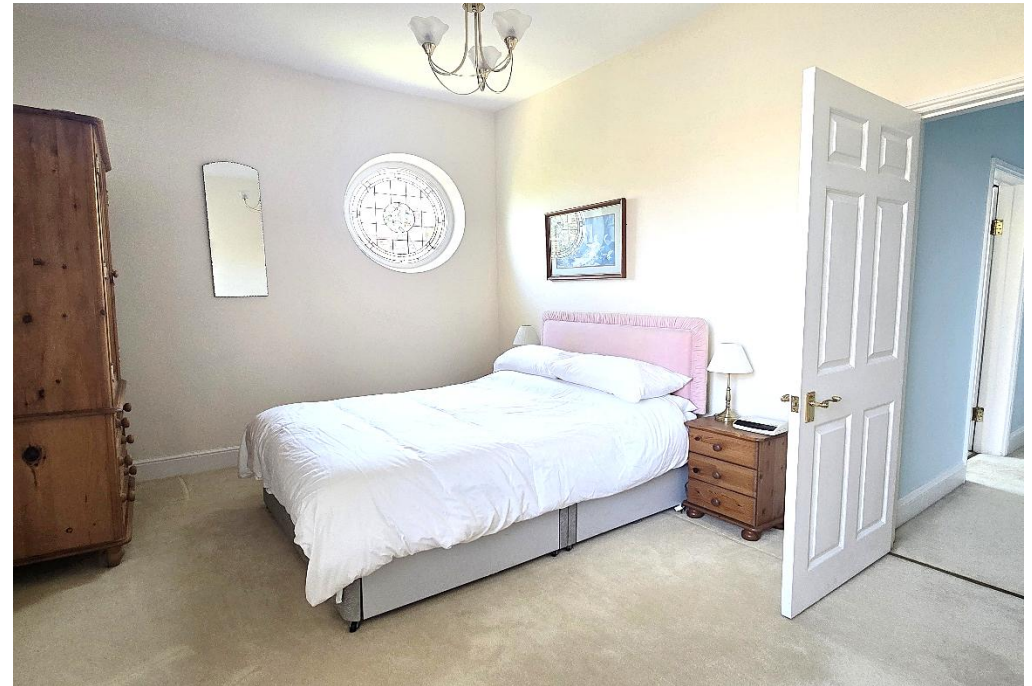
**Viewing** is strictly by appointment with:

**H.J. BURT Steyning**

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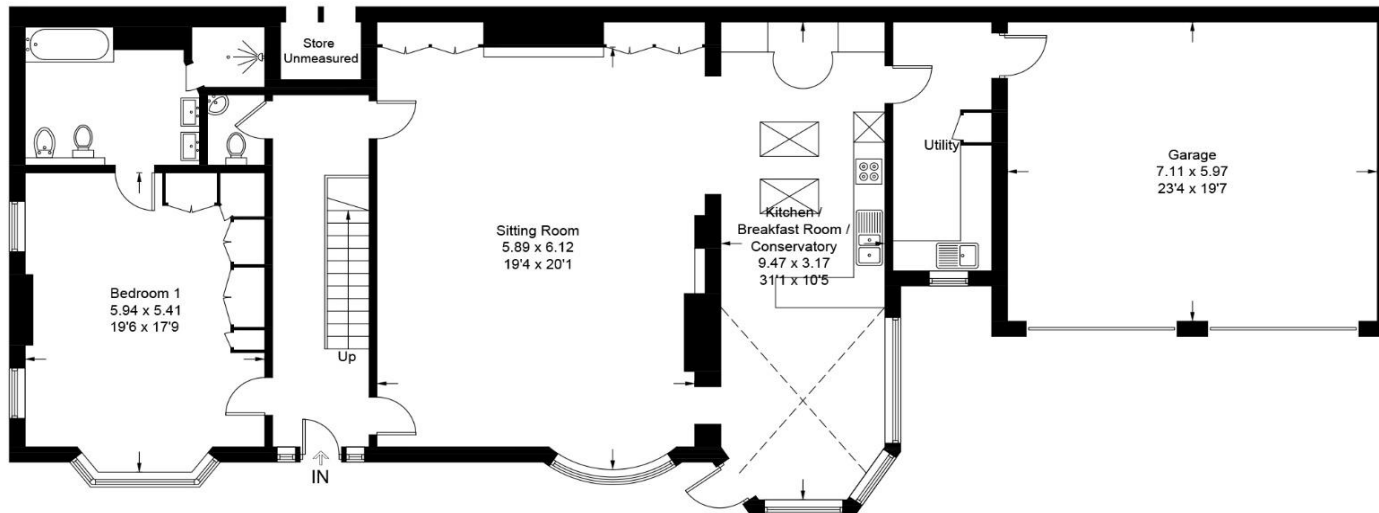


# High Street, BN44

Approximate Gross Internal Area = 296.7 sq m / 3194 sq ft  
(Including Garage)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.(ID1189832)



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