



Southdown House | Station Road | Steyning | West Sussex | BN44 3YL

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £875,000 - £900,000 | Freehold



- Substantial Victorian double fronted house.
- Flexible accommodation currently arranged as Four bedrooms & Five reception rooms
- Beautiful private garden, garage and off street parking
- Original features including fireplaces, cornicing, mouldings and stained glass
- High ceilings throughout
- Bathroom, ensuite shower room and ground floor cloakroom
- Pantry/utility room and cellar.
- No forward chain

Description

Elegant Victorian Villa in central Steyning with lovely garden and parking.

This magnificent double-fronted Victorian villa enjoys a prime central Steyning location and offers beautifully maintained private garden alongside off-street parking.

Rich in character and style, the property boasts high ceilings, large sash windows, and an abundance of original period features throughout.

A welcoming central hallway provides access to generously proportioned reception rooms, including a formal drawing room with a fireplace and bay window overlooking the garden, a separate dining room, and a cosy snug/library with fitted shelving across two walls and its own fireplace. A further versatile reception room, currently used as a bedroom, is ideal as a home office or additional living space. To the rear, the spacious kitchen is fitted with a range of units, a double butler sink, and a range-style cooker. This flows seamlessly into a bright and airy orangery, an ideal breakfast room or relaxing space to enjoy year-round. A useful utility room also functions as a large pantry, while the ground floor cloakroom features unusually preserved original plumbing. A small cellar provides additional storage, albeit with restricted headroom.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom enjoys an ensuite shower room, while a family bathroom and airing cupboard are conveniently located on the half landing.

The west-facing gardens are a particular highlight, offering privacy and maturity, enclosed by high hedging and fencing. A long formal lawn stretches through established borders to a second garden area with raised beds, leading to a further secluded section screened by

trellising. Here, you'll find two wooden outbuildings and an impressive protected cedar tree which is a local landmark.

To the rear, there is a garage with an electric roller shutter door and power, along with two private parking spaces.

Additional Features: Passenger lift between dining room and second bedroom (fully operational)

No forward chain

Location

[what3words///stand.commuting.tinned](#)

Located close to St. Cuthman's Green on the corner of Station Road and Cripps Lane & within convenient walking distance of the centre of the old market town. It is moments away from Fletchers Croft park, St Andrews & St Cuthmans church and only a short walk to the High Street passed the library and museum. The High Street in Steyning has a diverse range of traditional local shops, trades and services and lies at the edge of the South Downs National Park.

Steyning boasts a health and sports centre with swimming pool, other community facilities including a wide range of societies and organisations and schools for all age groups. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.

Information

Property Reference: 784386

Photos & particulars prepared: 26th May 2026 (ref JW)

Local Authority: Horsham

Council Tax Band: 'F'

Mains services of electricity, 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.





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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Station Road



Approximate Gross Internal Area (Excluding Outbuilding) = 229.58 sq m / 2471.16 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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