



25 Sir Georges Place | Steyning | West Sussex | BN44 3LS

H.J. BURT
Chartered Surveyors : Estate Agents

25 Sir Georges Place | Steyning | West Sussex | BN44 3LS

Guide Price: £460,000 - £475,000 | Freehold



- Spacious light and bright house in central Steyning.
- Two double bedrooms with built in wardrobes
- Further open plan office on first floor with potential to make a third bedroom
- Large living room with fireplace
- Spacious kitchen/diner with French doors to West facing garden
- Gas fired heating with new boiler 2024 and solar panels for hot water
- Fully double glazed with many full height windows.
- Garage and parking space

Description

A wonderful light-filled home forming part of a small, peaceful development in central Steyning, offering generous room sizes, a West-facing garden, and the added benefit of a garage with parking.

Built in 1968, this row of houses sits beside a private green, yet being just moments from the High Street. You enter through a modern UPVC front door into a bright hallway with tiled flooring and a door to the cloakroom.

The living room is wide, airy, and welcoming, dominated by a full-height picture window overlooking the front green, a stone finish fireplace, and two openings to the kitchen/dining room. Recently redecorated with new carpets throughout, the space feels fresh and inviting.

Running across the full width of the house, the kitchen/diner offers a good range of oak units, a double sink, and generous worktop space. There is ample room for a dining table and chairs, and the layout provides easy access to the garden via both a kitchen door and French doors—ideal for summer living.

An open-tread staircase leads to the first-floor landing, where you'll find a storage unit with shelving, an airing cupboard, and a loft hatch. An open office sits proud with two large windows overlooking the front with roof top views and the Downs beyond. This room could be separated to create a third bedroom if required. There are two comfortable double bedrooms, each with built-in wardrobes and large windows overlooking the front and rear gardens. The bathroom is notably spacious, fully tiled to walls and floor and including a bath with multi-jet shower above. The house is fully double glazed, with gas-fired central heating and solar panels on the roof.



Outside, the front features a couple of neat flowerbeds, while the West-facing rear garden is mainly paved for ease of maintenance, complemented by mature borders and gated rear access. A nearby garage in a block has an up-and-over door and a parking space in front.

No forward chain.

Location

what 3 words ///picturing.snaps.blesses

Sir George's Place is a desirable location tucked away just off the end of the High Street and therefore within convenient walking distance of the bustling town centre. The High street has many shops and services including two supermarkets, three pubs and numerous shops and cafes including the quaint Cobblestone Walk. Steyning boasts, among other things, a health and leisure centre with a swimming pool and Gym, cricket, football and running clubs, excellent medical centre, community centre, library, museum, good schools and churches of most denominations.

Information

Photos & particulars prepared: by H J Burt February 2026 (ref JW).

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

New Boiler installed 2024 Solar panels services each autumn year. New carpets fitted throughout. Redecorated throughout January 2026. New front door October 2025.

Local Authority: Horsham District Council

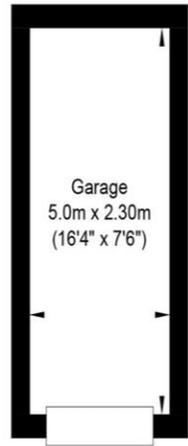
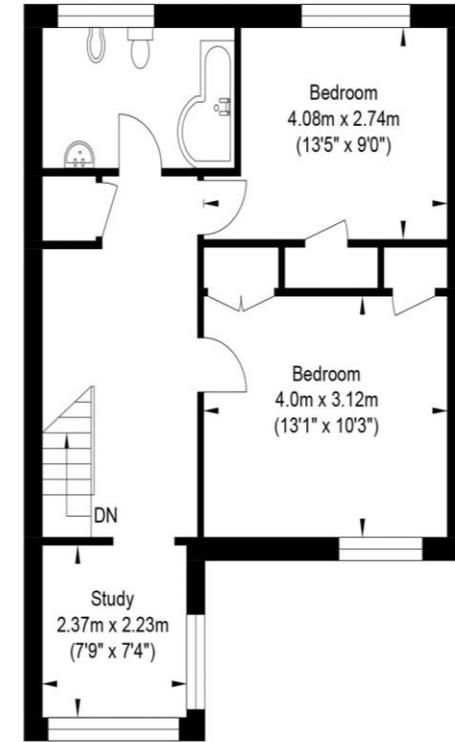
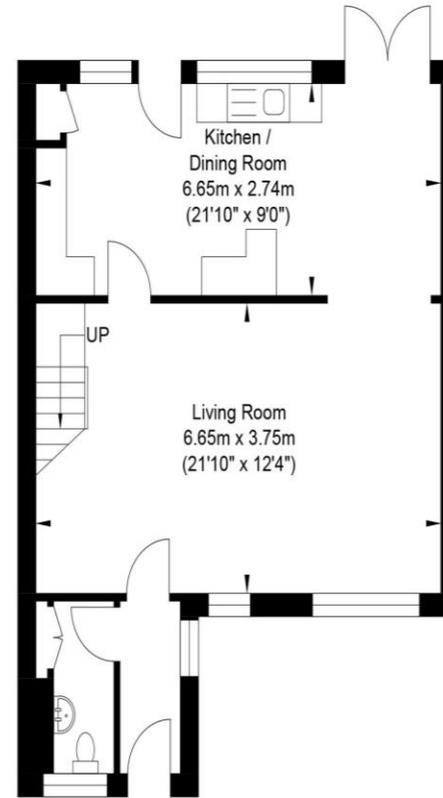
Council Tax Band: 'D'

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.



Sir George's Place

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	78 C
39-54	E		
21-38	F		
1-20	G		



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



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



Ground Floor
Approximate Floor Area
531.1 sq ft
(49.3 sq m)

First Floor
Approximate Floor Area
531.1 sq ft
(49.3 sq m)

Garage
Approximate Floor Area
123.78 sq ft
(11.5 sq m)

Approximate Gross Internal Area (Excluding Garage) = 98.6 sq m / 1062.2 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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