



Devonshire House | College Hill | Steyning | West Sussex | BN44 3GB

H.J. BURT
Chartered Surveyors : Estate Agents



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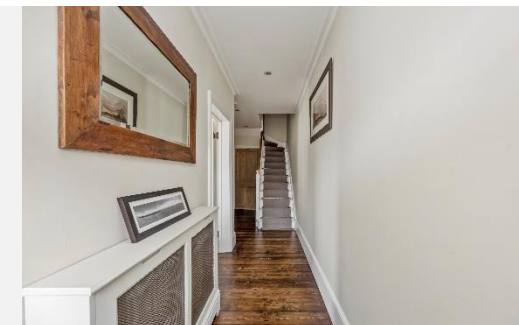
Offers in Excess of £750,000 | Freehold



- Stunning semi-detached Victorian house in central Steyning
- Beautifully presented, spacious, light & airy, accommodation over three floors
- Four bedrooms, the main having an ensuite shower room. Family bathroom.
- Extended kitchen/breakfast room with utility room and w.c.
- Through Dining room leading into Living room with bay window and fireplace
- Excellent finish throughout with neutral palette
- Garden and patio
- Elevated position with far reaching views.

Description

Devonshire House is a substantial and stunning Victorian villa positioned just off the High Street in central Steyning. Standing proudly on a gentle rise, this elegant three-storey home enjoys far-reaching views while remaining only a short stroll from the town's shops and amenities. Beautifully presented throughout, the property blends classic Victorian character with thoughtful modern updates, offering four bedrooms and generous living spaces. A set of steps leads up to the original wooden front door, sheltered beneath a porch. Inside, the hallway features solid wood flooring that continues into the bay-fronted living room and dining room. This impressive open-plan space is double aspect, enhanced by two cast-iron fireplaces and traditional school-style radiators. The extended kitchen is fitted with bespoke wooden cabinets, a range-style cooker, integrated appliances, and ample room for a table and chairs. An adjoining utility and boot room provides matching units and access to the cloakroom. On the first floor, the large bay-fronted main bedroom includes built-in wardrobes and a stylish ensuite shower room. A second pretty bedroom with original cast iron fireplace and overlooking rear garden, and a spacious family bathroom, complete with rain-head shower and window shutters, complete this level. The second floor offers two further charming double bedrooms, each with original fireplaces and sash windows giving roof top views towards the South Downs. The house is in excellent decorative order, featuring gas-fired heating, refurbished wooden sash double-glazed windows, and additional UPVC windows. Outside, a wrap-around garden and patio accessed directly from the kitchen provide attractive and practical outdoor space for dining and socialising.



Location

What 3 words ///loved.slept.sitting

The property is located in a pretty residential road in central Steyning within convenient reach of the historic and thriving High Street 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 with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Photos & particulars prepared: February 2026 (Ref JW ANAEA MARLA)

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:** 'F'

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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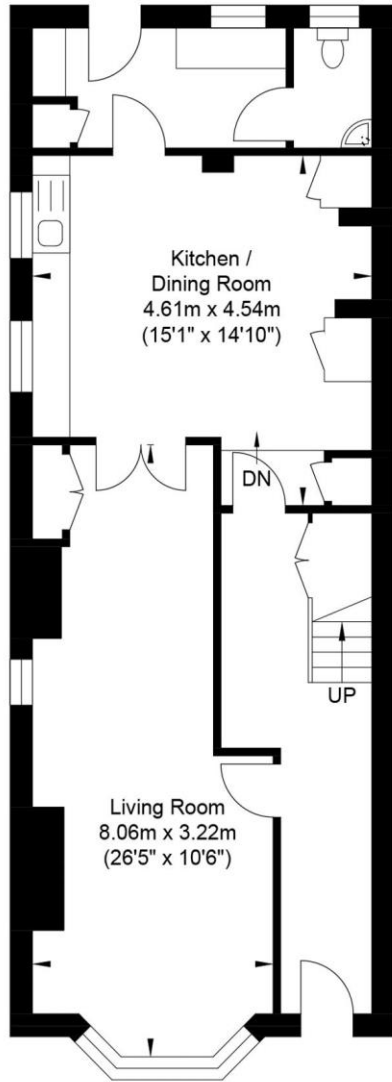


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

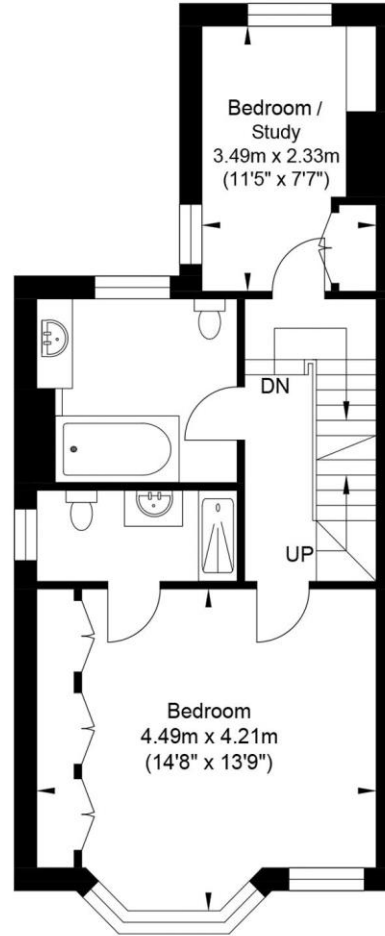


College Hill

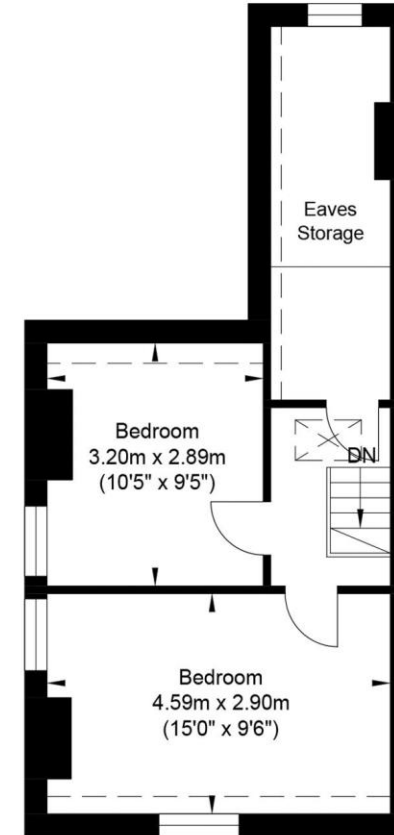
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
645.40 sq ft
(59.96 sq m)



First Floor
Approximate Floor Area
467.15 sq ft
(43.40 sq m)



Second Floor
Approximate Floor Area
378.13 sq ft
(35.13 sq m)



Approximate Gross Internal Area (Including Eaves) = 138.49 sq m / 1490.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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