



New House | Tanyard Lane | Steyning | West Sussex | BN44 3RN

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess Of: £500,000 | Freehold



- Detached three bedroom house in central Steyning
- Three bedrooms, main with ensuite
- Private South facing garden with patio and lawn
- Double garage with power
- Double aspect living room
- Separate kitchen/breakfast room
- Large porch and downstairs w.c
- No onward chain

Description

Ideally located three bedroom detached home with South facing garden and double garage.

Situated in the heart of Steyning, just moments from the High Street, health centre and local schools, this spacious and light-filled detached home offers an excellent opportunity for families and downsizers alike. Benefiting from a private south-facing garden, a large detached double garage and no onward chain, the property is ready for its next owners to move straight in and enjoy.

A generous, covered porch provides shelter at the entrance and useful storage space before leading into the welcoming hallway, which includes a convenient downstairs cloakroom.

The double-aspect living room is bright and airy, featuring an attractive fireplace and doors opening directly onto the rear garden. The separate kitchen is well-equipped with a good range of fitted units, a breakfast bar and its own access to the garden, making it ideal for both everyday living and entertaining.

Upstairs, there are three well-proportioned double bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys the added advantage of an en suite shower room, while a stylish modern family bathroom serves the remaining bedrooms.

Outside, the delightful tiered rear garden is predominantly laid to lawn and complemented by mature trees and shrubs, creating a private and attractive setting. A large decked seating area provides the perfect space for outdoor dining and entertaining.



At the rear of the garden, a door leads directly into the detached double garage. This versatile space benefits from power and lighting and is ideal for secure parking, storage, a workshop, hobby space or home gym.

The property is presented in good order throughout, with gas-fired central heating via a Worcester Bosch boiler installed 2019, updated electrical systems (EICR dated July, 2026) and the significant benefit of no onward chain.

Location

Tanyard Lane is located off just off the High Street within walking distance of the centre of the high street. Steyning is a charming and highly sought-after market town nestled at the foot of the South Downs National Park. Combining historic character with a strong sense of community, it offers an excellent range of independent shops, cafés, pubs, and local amenities, alongside outstanding countryside walks and outdoor pursuits. With well-regarded schools, attractive period properties, and convenient access to Brighton, Worthing, and major transport links, Steyning provides the perfect balance of rural tranquillity and modern convenience, making it an ideal place to call home.

Information

Property Reference: 176267

Photos & particulars prepared: August 2026 (Ref JW).

Local Authority: Horsham District Council

Council Tax Band: 'D'.

Services: 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.





Directions

What3words: ///garage.issues.liquid

From our Steyning office proceed down the High Street in a Westerly direction turning first right into Tanyard Lane, the property will be found along on the right hand side, there is a public car park just past the property on the right signed with the Health Centre.

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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 Find us @H.J.Burt

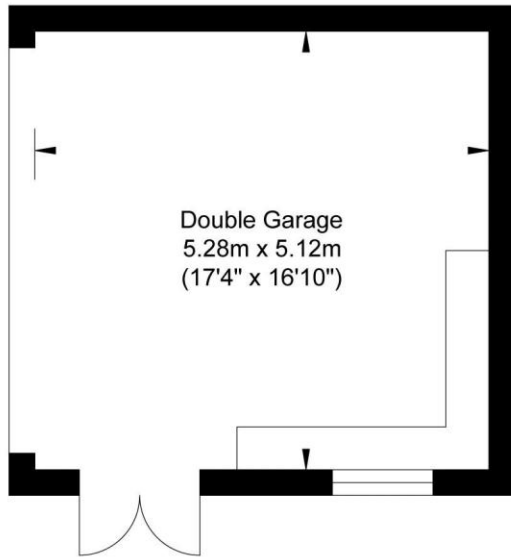


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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

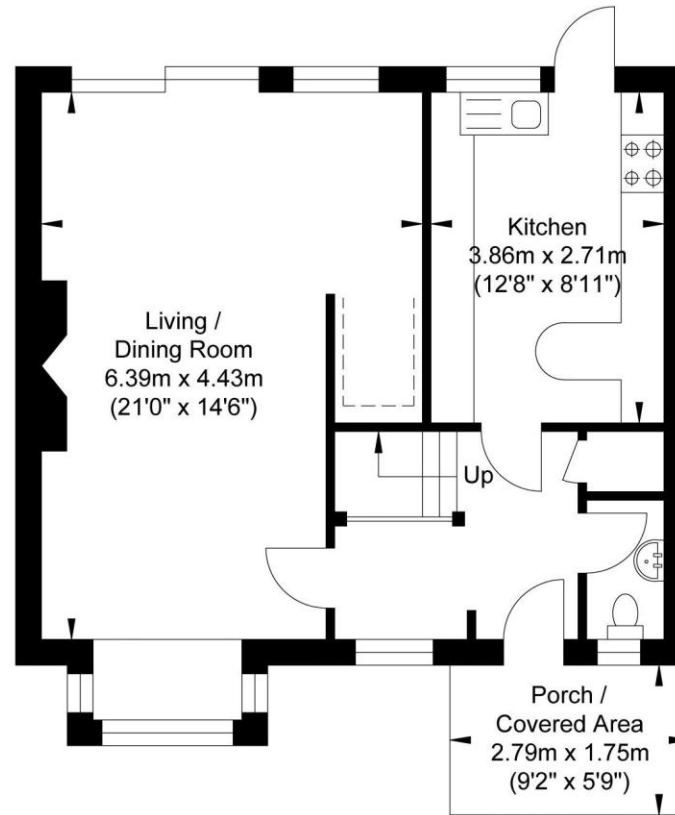
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



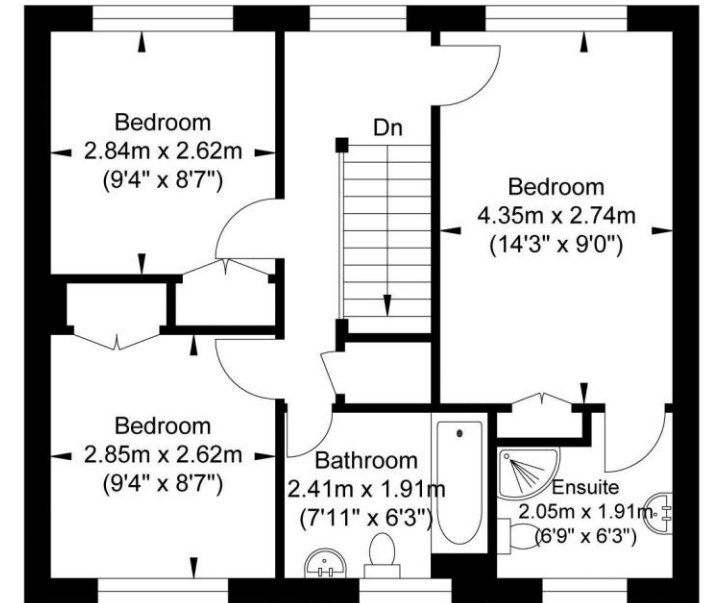
Tanyard Lane



Garage
Approximate Floor Area
290.94 sq ft
(27.03 sq m)



Ground Floor
Approximate Floor Area
515.48 sq ft
(47.89 sq m)



First Floor
Approximate Floor Area
497.93 sq ft
(46.26 sq m)



Approximate Gross Internal Area (Excluding Garage) = 94.15 sq m / 1013.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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