



Septembers, 2 Windsor Cottage | Horsham Road | Steyning | West Sussex | BN44 3LW

H.J. BURT
Chartered Surveyors : Estate Agents



Septembers, 2 Windsor Cottage | Horsham Road | Steyning | West Sussex | BN44 3LW



Asking Price: £420,000 | Freehold

- Three bedroom centrally located semi-detached cottage.
- Large living room with high ceilings and open fireplace
- Double aspect kitchen diner with wood burner
- Bathroom and ensuite shower room
- Pretty courtyard garden
- Character and charm with original features
- Excellent decorative order throughout
- No forward chain

Description

A Charming flint-fronted period home just off Steyning High Street.

Dating back to the 18th century, this surprisingly spacious flint-fronted property is brimming with character and located in a prime position just moments from the High Street. A standout feature is the elegant living room, boasting two large windows that flood the space with light, a soaring 9ft ceiling, and an open fireplace—creating a warm and welcoming atmosphere. The kitchen is stylishly appointed with shaker-style units, a butler sink, and space for a dining table and chairs. Exposed timbers, polished wooden floorboards, and a wood-burning stove add to the cosy charm, while dual aspect windows enhance the natural light. The bathroom features a cast iron roll-top bath and original tiled flooring that continues into the hallway, adding a touch of heritage.

Upstairs, the main bedroom is a delight, with bold wallpaper and a cast iron fireplace. A second bedroom benefits from its own en suite shower room, while a third room—currently used as an office—offers flexibility for guests or working from home. The property is well maintained, with a modern gas boiler and radiators throughout.

Outside, the garden is compact yet inviting, with a bench for relaxing and a useful external store room for added practicality.

Location

what 3 words ///lurching.florists.marshes

The property is conveniently located being at the end of the High Street of the old market town with its wide range of traditional local shops, trades and services. The town 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 & Hove 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

Property Reference: HJB03216

Photos & particulars prepared: September 2025 & revised March 2026 (ref JW).

Services: Mains Water, Electricity, Gas & Drainage are understood to be connected.

Local Authority: Horsham District Council

Council Tax Band: 'D'

There is a flying freehold with the neighbouring property.

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

From our Steyning office, turn left on the High Street and within a short walk the property will be found on the left hand-side just passed the turn off to Mouse Lane.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

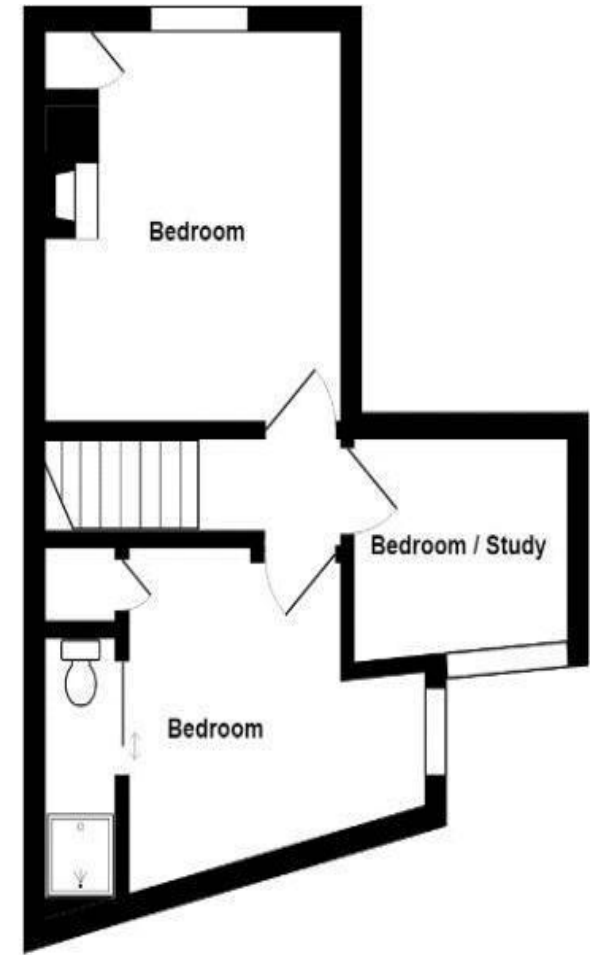
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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 advised to make their own enquiries of the Local Authority.







Dimensions:

- Entrance Hall
- Kitchen/Diner 11' 9" x 11' 0" (3.58m x 3.35m)
- Living Room 19' 2" x 19' 8" (5.84m x 5.99m)
- Bathroom 7' 4" x 5' 9" (2.23m x 1.75m)
- Bedroom 1 11' 8" x 10' 9" (3.55m x 3.27m)
- Bedroom 2 11' 1" max x 9' 3" (3.38m max x 2.82m)
- Bedroom 3 / office 7' 6" x 6' 3" (2.28m x 1.90m)
- Ensuite Shower room

Area: 41.2 m² ... 443 ft²

Area: 29.7 m² ... 320 ft²

Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		