4 | Perrots Lane | Steyning | West Sussex | BN44 3NB

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £795,000 | Freehold

4 3 2 EPC C

- Detached house with double detached garage
- Four double bedrooms all with storage
- Modern bathroom and ensuite
- Sitting room with oak framed sun room
- Kitchen/breakfast room with separate dining room
- Additional study room
- Lawned garden with large patio area
- No forward chain

Description

A rarely available home on Perrots Lane in the heart of Steyning, this modern property was built by John Mowlam Homes around 1990 and offers generous proportions and an attractive plot with a detached double garage and ample driveway parking. Inside, the layout flows beautifully, with double doors opening into a bright sitting room featuring a gas fire, while a spacious oak-framed sunroom with underfloor heating provides an inviting space year-round, offering garden access through further double doors. The well-appointed kitchen has room for a breakfast table, and the adjacent dining room could serve as a cosy snug or be opened up to create an impressive family kitchen. Upstairs are four double bedrooms, all with built-in wardrobes; the main bedroom benefits from an en-suite shower room, complemented by a modern family bathroom.

Outside, the south-facing garden is mainly laid to lawn with a charming patio, mature hedging, and a generous side area with a wooden shed. The detached double garage features an electric roller shutter door and comfortably fits a modern car with additional storage space. Well presented throughout, with double glazing and gas-fired central heating, this appealing home is offered with no onward chain.

Location

Perrots Lane is a small cul-de-sac hidden away located at the end of Godstalls Lane in central Steyning just a short walk from the High Street. Steyning is a charming West Sussex market town nestled at the foot of the South Downs, known for its historic high street, independent shops, and beautifully preserved medieval buildings. Surrounded by rolling countryside and close to the River Adur, it offers scenic walking and cycling routes, including access to the South Downs Way. With its friendly community, vibrant cultural events, and picturesque setting, Steyning blends rich heritage with a peaceful village atmosphere.

Information

Photos & particulars prepared: March 2026 (Mr Jeremy Whittingham ANAEA MARLA)
Services: Mains services of electricity, gas, water and drainage.
Local Authority: Horsham District Council, Council Tax Band: 'F'
Details prepared by HJ Burt April 2026 & revised in August 2026 (ref JW).
The property is sold subject to all outgoings, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Directions

What 3 words ///walls.drove.reach

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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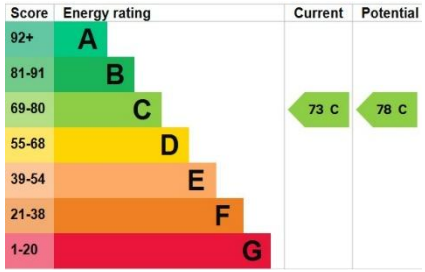
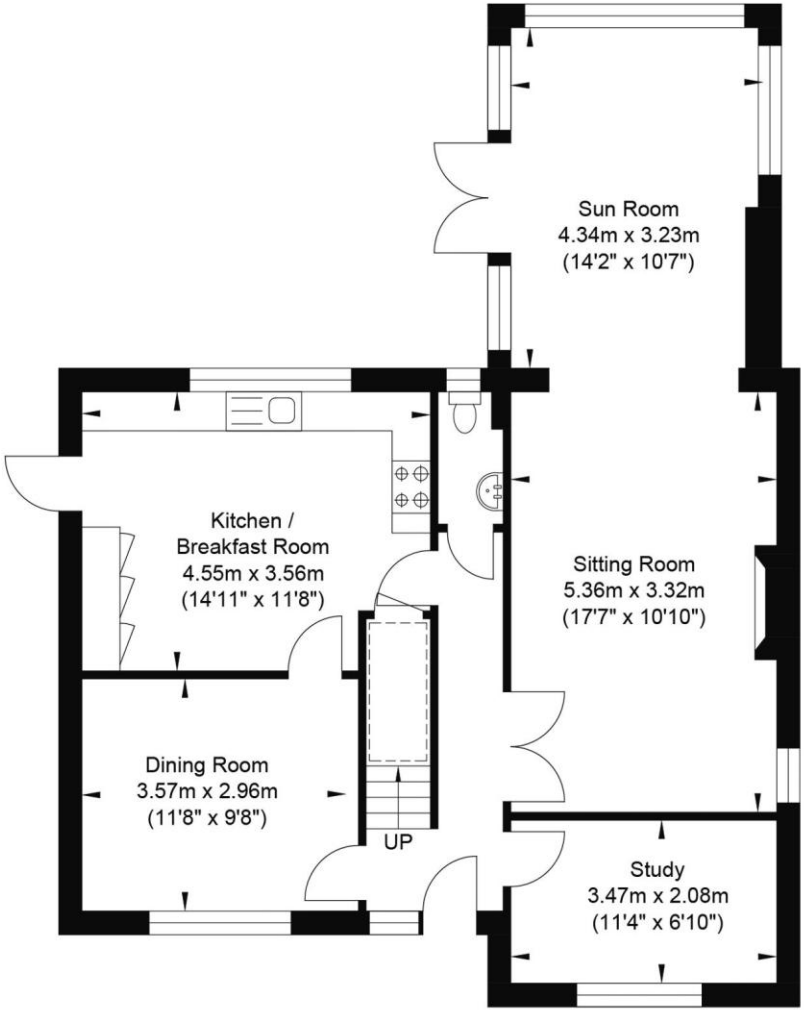
Find us @H.J.Burt

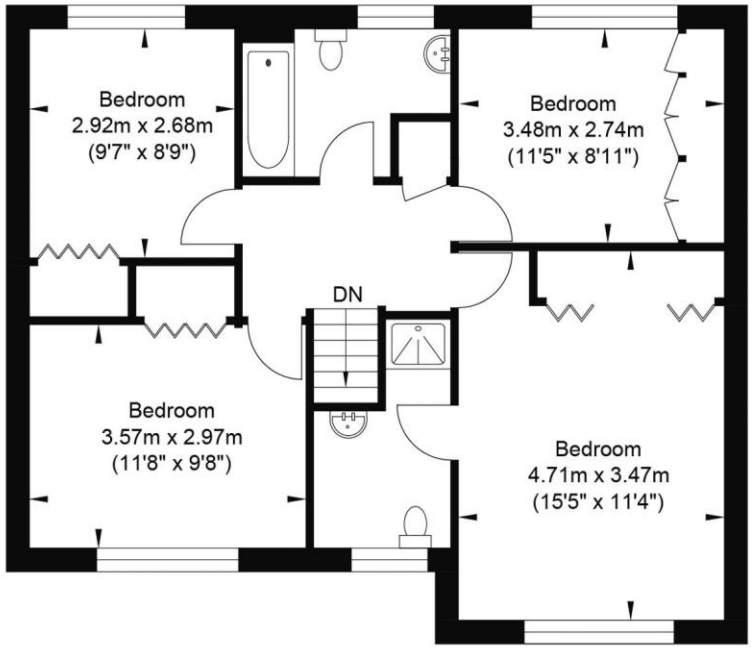
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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

Perrotts Lane

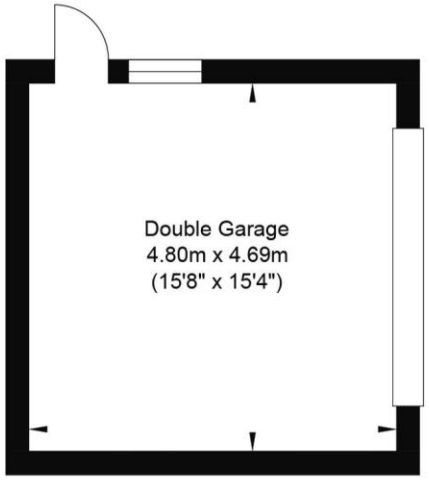




Ground Floor
Approximate Floor Area
841.95 sq ft
(78.22 sq m)



First Floor
Approximate Floor Area
680.60 sq ft
(63.23 sq m)



Garage
Approximate Floor Area
242.29 sq ft
(22.51 sq m)

Approximate Gross Internal Area (Excluding Garage) = 141.45 sq m / 1522.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.