



31 Church Lane | Upper Beeding | West Sussex | BN44 3HP

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £500,000 | Freehold



- Stunningly refurbished two double bedroom house.
- Beautiful new kitchen with island and range style cooker
- Large open plan living and dining area with fireplace
- Luxury shower room
- Japanese styled garden with rear access
- Newly installed heating system with beautiful cast radiators throughout
- High quality materials and fittings
- No forward chain

Description

Stunning Refurbished Flint-Fronted Home in Central Upper Beeding.

A beautifully updated end-of-terrace house, originally built in the 1880s with a striking flint frontage and pitched tile roof. Extensively refurbished in recent months, this two-bedroom home blends period charm with contemporary style. Inside, the layout has been thoughtfully redesigned to create a light-filled and inviting space. The spacious living room flows into a dining area with a tiled floor, wood-burning stove, and deep understairs storage. A step up leads to a bespoke kitchen featuring shaker-style units, white granite worktops, integrated appliances, a range-style cooker and a central island with breakfast bar—perfect for entertaining.

Upstairs, there are two generous double bedrooms, including a particularly large principal room with twin front-facing windows. The luxurious shower room is finished with elegant tiling and a low-sill, double-length shower tray. The property has been replastered and redecorated throughout, with new heating, internal doors, and flooring—ready for immediate enjoyment.

To the rear, the garden has been landscaped in a traditional Japanese style, offering a tranquil, low-maintenance retreat with ambient lighting and rear access. No forward chain.

Location

what 3 words ///household.strike.whirlpool

31 Church Lane is in central Upper Beeding with the High Street at the bottom of the road and the school just round the corner. There are local shops in the nearby square including

a Nisa, hairdressers and takeaway. The old market town of Steyning nearby has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea.

Information

Property Reference: HJB03267

Photos & particulars prepared: by HJ Burt October 2025, revised January 26 & June 2026 (ref JW).

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

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.

Directions

From our Steyning office, travel out of the town and down Clays Hill to the roundabout at the entry to Bramber. Continue along The Street through Bramber and over the bridge, past Saltings Way, take the next little turning on the left 'Church Lane', the property will be found half way along the lane on the right hand side.

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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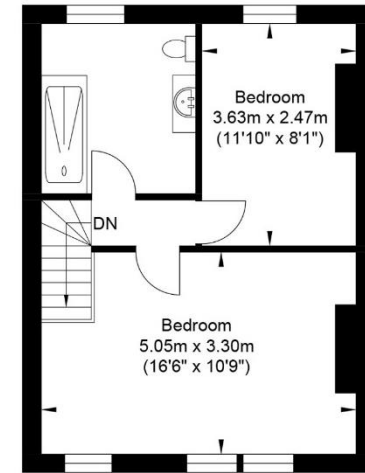
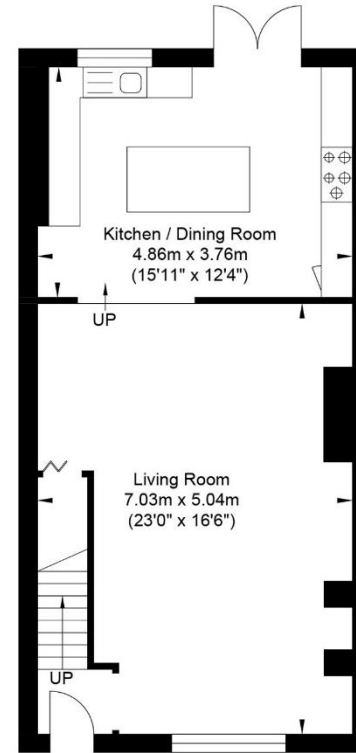
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Church Lane



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approximate Floor Area
590.83 sq ft
(54.89 sq m)



First Floor
Approximate Floor Area
381.36 sq ft
(35.43 sq m)

Approximate Gross Internal Area = 90.32 sq m / 972.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.