



19 | Dawn Crescent | Steyning | West Sussex | BN44 3WH

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £540,000 - £560,000 | Freehold



- A spacious extended chalet bungalow.
- South facing garden
- Three double bedrooms and two bathrooms
- Extended living/dining room
- fully fitted kitchen/breakfast room
- Driveway with car port and garage
- Very large hallway
- No forward chain

Description

An extended and deceptively spacious semi detached chalet bungalow occupying a peaceful cul-de-sac position, benefiting from a desirable south-facing rear garden.

This attractive home offers bright and versatile accommodation throughout, with a welcoming and spacious entrance hall creating an immediate sense of space. Open-tread stairs rise to the first floor, enhancing the light and airy feel of the property.

There are three generous double bedrooms and two bathrooms, providing flexible accommodation for families, downsizers or those seeking multi-generational living. The well-proportioned living room has been thoughtfully extended to incorporate a dining area, with French doors opening directly onto the rear garden.

The kitchen is an excellent size, enjoying a dual-aspect outlook and a side access door. Well appointed with a comprehensive range of fitted units, integrated appliances and space for a breakfast table and chairs, it provides an ideal hub for everyday living. Outside, the property enjoys attractive gardens to both the front and rear. The south-facing rear garden is a particular feature, landscaped with mature fruit trees, established plants and shrubs, and benefiting from a gate providing direct access to riverside and countryside walks.

To the side of the property is a substantial herringbone block-paved driveway providing off-road parking for several vehicles, leading to a carport and a large garage with light and power connected. Beyond the garage is a useful workshop area. Further benefits include gas-fired central heating, double glazing throughout and the advantage of no onward chain. Viewing is highly recommended to appreciate the spacious accommodation, delightful gardens and sought-after location on offer.



Location

What 3 words ///subsystem.hood.indicate

Dawn Crescent is a quiet residential cul-de-sac situated on the Southern edge of the popular village of Upper Beeding, enjoying a peaceful setting close to open countryside and the South Downs National Park. The village offers a good range of everyday amenities including a primary school, local shops, pubs, café, church and medical facilities, while the nearby market town of Steyning provides a wider selection of independent shops, restaurants and services.

The area is particularly favoured by families and outdoor enthusiasts, with an abundance of scenic walking, cycling and riding routes across the South Downs and along the River Adur. Upper Beeding benefits from excellent road connections via the A283 and A27, providing convenient access to Shoreham-by-Sea, Brighton, Worthing and Gatwick Airport. Mainline railway services can be found at Shoreham-by-Sea and Lancing, offering direct links to London and the south coast. Combining village charm, excellent countryside access and convenient transport links, Dawn Crescent is a highly desirable location in which to enjoy both rural and coastal lifestyles.

Information

Property Reference: HJB03474

Photos & particulars prepared: August 2026 (Ref JW)

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

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.

Local Authority: Horsham District Council Council Tax Band: 'D'





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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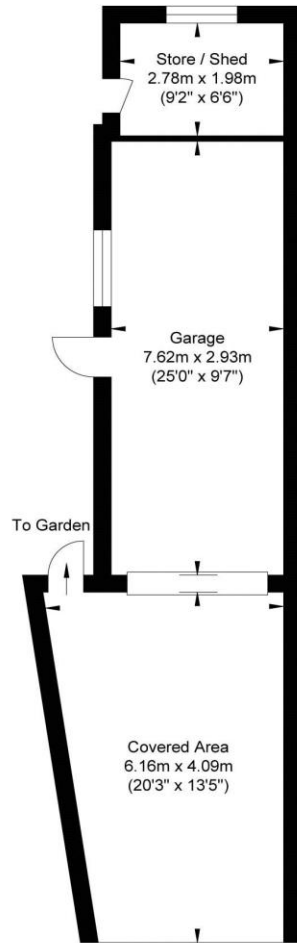

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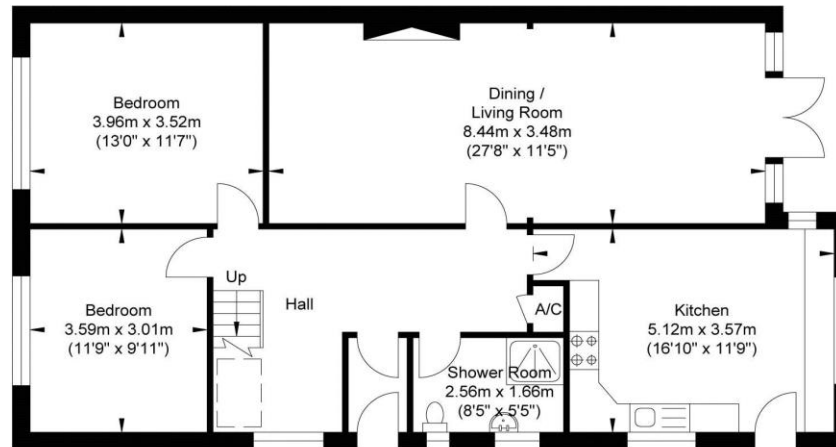
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



Dawn Crescent



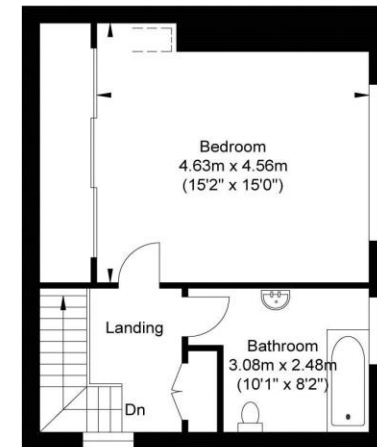
Outbuilding
Approximate Floor Area
302.57 sq ft
(28.11 sq m)



Ground Floor
Approximate Floor Area
1012.35 sq ft
(94.05 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approximate Floor Area
433.35 sq ft
(40.26 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 134.31 sq m / 1445.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.