



31 | Hills Road | Steyning | West Sussex | BN44 3QG

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £650,000 - £675,000 | Freehold



- Beautifully presented four bedroom detached house.
- Wonderful spacious open plan living/dining room and kitchen with doors to garden
- Separate study/snug
- Integrated garage with internal access
- Ensuite shower room and family bathroom plus downstairs cloakroom
- Driveway for two vehicles
- Gardens front and rear with decking and outside kitchen area

Description

Immaculately Presented Detached Home Close to the High Street. Tucked away on a quiet residential road just a short stroll from the High Street, this beautifully maintained detached house offers the perfect blend of character and contemporary comfort.

Originally built in the late 1970s, the property has been thoughtfully updated and now boasts four generously sized bedrooms and two luxurious bathrooms. At the heart of the home is a bright and spacious open-plan living and dining area, seamlessly extending into a stylish kitchen—ideal for entertaining or unwinding. French doors lead directly out to the garden, creating a wonderful indoor-outdoor flow.

The kitchen features crisp white shaker-style units paired with warm wooden worktops and integrated appliances, including a range-style oven that adds a touch of classic charm. A separate reception room offers flexible use as a snug, home office, or playroom, with direct access into the garage—perfect for additional storage or utility space.

Outside, the rear garden is laid with lawn, patio, and decked areas, plus an outdoor kitchen setup that's perfect for summer barbecues. To the front, a wide driveway provides parking for two vehicles, while a neat lawn and mature trees offer privacy from neighbouring homes.

Location

[what3words///laces.smashes.grief](https://www.what3words.com/what3words///laces.smashes.grief)

Hills Road is located off Newham Lane which is a short walk to the High Street. The old market town 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

with schools for all age groups including the Outstanding Grammar School and churches of most denominations. Shoreham-by-Sea, approximately 5 ½ 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. Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham. Steyning has 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: HJB03182

Photos & particulars prepared: Photos & particulars prepared in August 2025 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: 'E'

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, proceed in an Southerly direction along the High Street, turn right at the White Horse Public House up Sheep Pen Lane. Where the road forks continue straight on, and Hills Road will be found as the third road on the left 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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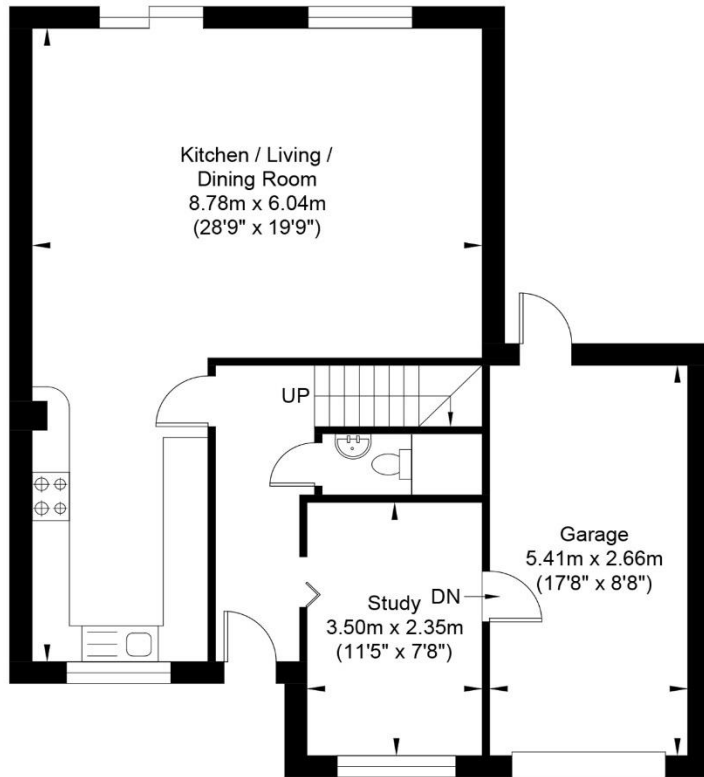


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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

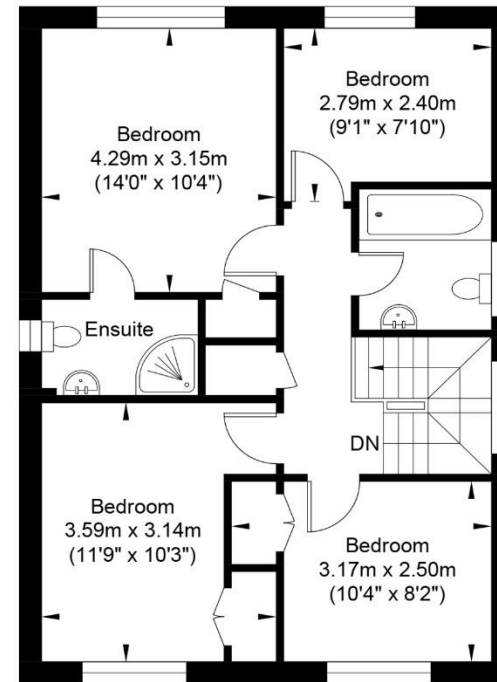




Hills Road



Ground Floor
Approximate Floor Area
764.45 sq ft
(71.02 sq m)



First Floor
Approximate Floor Area
570.81 sq ft
(53.03 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area (Including Garage) = 124.05 sq m / 1335.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.