



Hasley | 2 Goring Road | Steyning | West Sussex | BN44 3GF

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Region of: £1,250,000 | Freehold



- Impressive detached house on Corner of Goring Road
- Arranged on three floors at over 3000sq ft
- flexible accommodation
- Large West facing lawned garden with mature borders at 0.23 acre
- Spacious kitchen with larder, Dining room, garden room and living room
- Many period features including fireplaces and impressive staircase
- Off street parking for several vehicles and garage
- Short walk to High Street

Description

A wonderful Edwardian house built by Frank Duke in 1912 and occupying a prominent corner plot between Goring Road and Jarvis Lane in a most sought after part of central Steyning.

This substantial house is arranged over three floors with light and spacious rooms.

A particular feature is the spacious hallway dominated by the impressive oak staircase.

Arranged in a traditional layout there are rooms in each corner with many being double aspect and many rooms having fireplaces.

The large kitchen has a utility area and walk-in larder, views over the garden and side access with a door to the dining room, this is bay fronted and mirrors the living room. A garden room has French doors and is an ideal snug or playroom. This level also has a shower room giving the option for the garden room to be potentially changed into a ground floor bedroom if required.

On the first floor are four large double bedrooms and a bathroom and an airing cupboard. The top floor is currently arranged as an office, bathroom and large music room/second living room with glazed double doors and a galleried landing and a large picture window which affords fabulous views over the gardens and beyond. This could also potentially be a main bedroom suite with ensuite and dressing room if preferred.

Outside there is good off-street parking at the front and side and a large garage.

The beautiful gardens are level and secluded with three patio areas for sitting and enjoying while the mature borders give privacy.

The house has many original features and gas fired central heating and although in good decorative order, gives potential for a buyer to fulfil their individual requirements.

Location

What 3 Words ///dusts.before.proclaims

The property is located within convenient reach of the historic and thriving High Street to Steyning with its range of traditional local shops, trades and services. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations and schools of all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property. Shoreham-by-Sea, approx. 5.5 miles to the Southeast 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 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

Local Authority: Horsham

Council Tax Band: 'G'

Mains services of electricity, gas, water and drainage.

Property Reference: 133694

Photos & particulars prepared: HJ Burt May 2024 (ref JW).

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.

H.J. BURT Steyning

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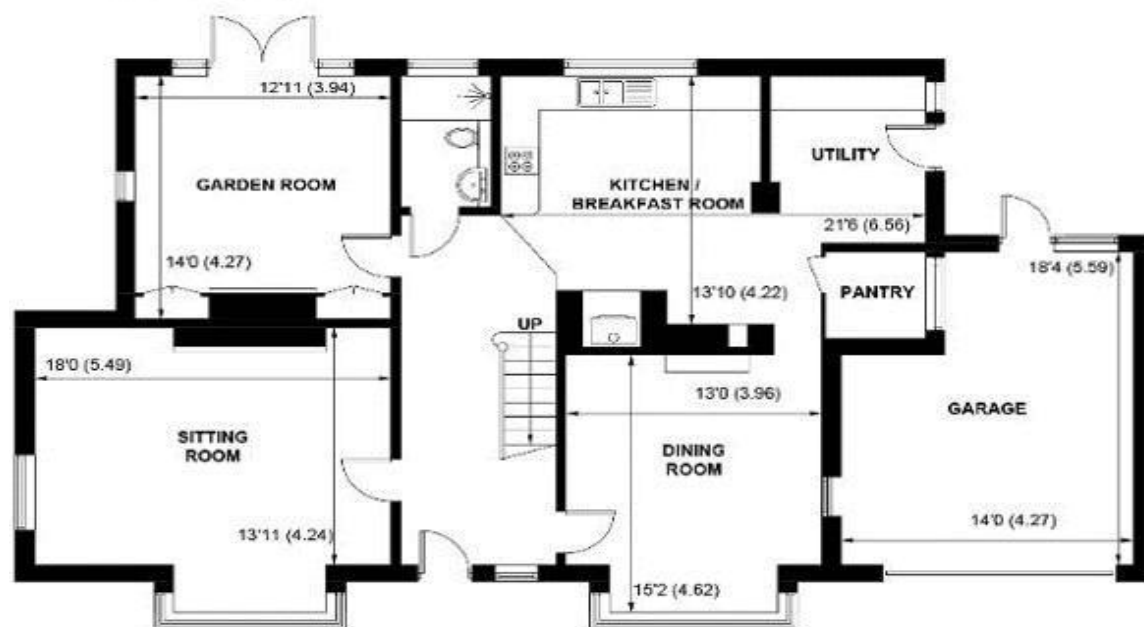


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 3039 SQ FT / 282.3 SQ M

GARAGE = 242 SQ FT / 22.5 SQ M

TOTAL = 3281 SQ FT / 304.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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