



Weald View

Steyning, West Sussex





Weald View

Bostal Road, Steyning, West Sussex BN44 3PD

Offers in Excess of £850,000 - Freehold

- Occupying a sensational position within the South Downs National Park on the edge of the Downs & offering commanding views over the old market town of Steyning & the Sussex Weald. Freehold. Council Tax 'F'. EPC F.
- Attractive detached flint faced bungalow (c.1,321sqft) nestling in edge of Downs' position surrounded by its own land.
- Entrance porch, living/dining room, conservatory, kitchen, utility room, cloakroom, principal ensuite bedroom, two further bedrooms & bathroom.
- Close to extensive riding and walking on the Downs & yet also within 0.5 mile of Steyning High Street.
- Long driveway to parking area with open fronted store, pretty gardens & adjoining sloping pasture land with woodland edge.
- Extending overall to approximately 4.43 acres (1.79Ha).

Description

Weald View is a rare gem occupying an enviable edge of South Downs elevated position within the National Park overlooking the old market town of Steyning and with commanding views beyond the town for many miles over the Sussex Weald and across the Eastern range of the Downs. The handsome flint and brick faced and tiled bungalow built within the last 34 years occupies an excellent semi-rural location on the Southern edge of Steyning approached from the Bostal Road within a half a mile of the centre of town.

The bungalow is surrounded by its own delightful, landscaped garden and grounds including a paved sun terrace, part enclosed by brick and flint walling with cascading water feature and thence giving way to the sloping pasture fields to the South and North sides with woodland edges to part. Approached by a long private entrance drive (initial short section being via a right of way shared with neighbouring fields) and passing the property's sloping pasture land to each side and then terminating at the side of the bungalow and a timber framed open-fronted store/car port.

H.J. BURT
Chartered Surveyors : Estate Agents

Steyning Office

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The bungalow offers spacious accommodation with **entrance porch** into **double aspect and semi open plan living/dining room** including fireplace with wood burning stove, wood laminate flooring and then leading to the kitchen and **conservatory** with tiled floor and doors out to the garden. The **kitchen** includes a range of wood fitted units, sink, points for cooker, dishwasher and washing machine. Door to **utility room** with sink, fitted units, door to outside and door to **cloakroom** with w.c. and basin. There are **three bedrooms**, a **family bathroom** and **ensuite shower room** to the good size and double aspect main bedroom which also includes fitted wardrobes and wood laminate flooring.

The primary feature of the property is the fantastic position with stunning views and with adjacent sloping permanent **pasture land** to either side of the bungalow and garden and being divided into **four fields**, which when combined with the attractive **garden and terrace areas**, provide a tranquil and peaceful setting and a perfect place for **mixed livestock grazing and potential smallholding interests**.

The property extends overall to approximately 4.43 acres (1.79Ha).

Location

Weald View 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. 5½ 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 & Hove 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.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham & Pulborough. Polo at Cowdray Park and Knepp Castle. Equestrian events at Pyecombe, Ardingly, Warnham & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne. Wickwoods country & sports club and spa near Albourne.

There are a good range of state and independent schools in the area.







Information

Particulars prepared June 2023, photos Summer 2021 (Ref RBA). Mains services of water and electricity are understood to be connected. Private drainage system. Central heating via an LPG boiler. Council Tax Band 'F'. The property forms part of Freehold title no. WSX123313.

Directions

From Steyning High Street proceed in South-East direction along the High Street continue to the mini roundabout and into Bramber Road. Shortly after the right hand turning into Penlands there is a staggered crossroads at the top of Clays Hill take the right hand turning into Bostal Road. Continue along Bostal Road and to the South Downs within half a mile a right hand turning to the drive to the property is signposted.

What3words:

what 3 words: ///tank.expanded.ironclad

Viewing

Strictly by appointment with H.J. Burt's **Steyning** Office:

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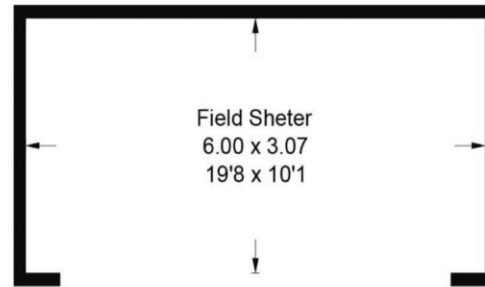


Bostal Road, BN44

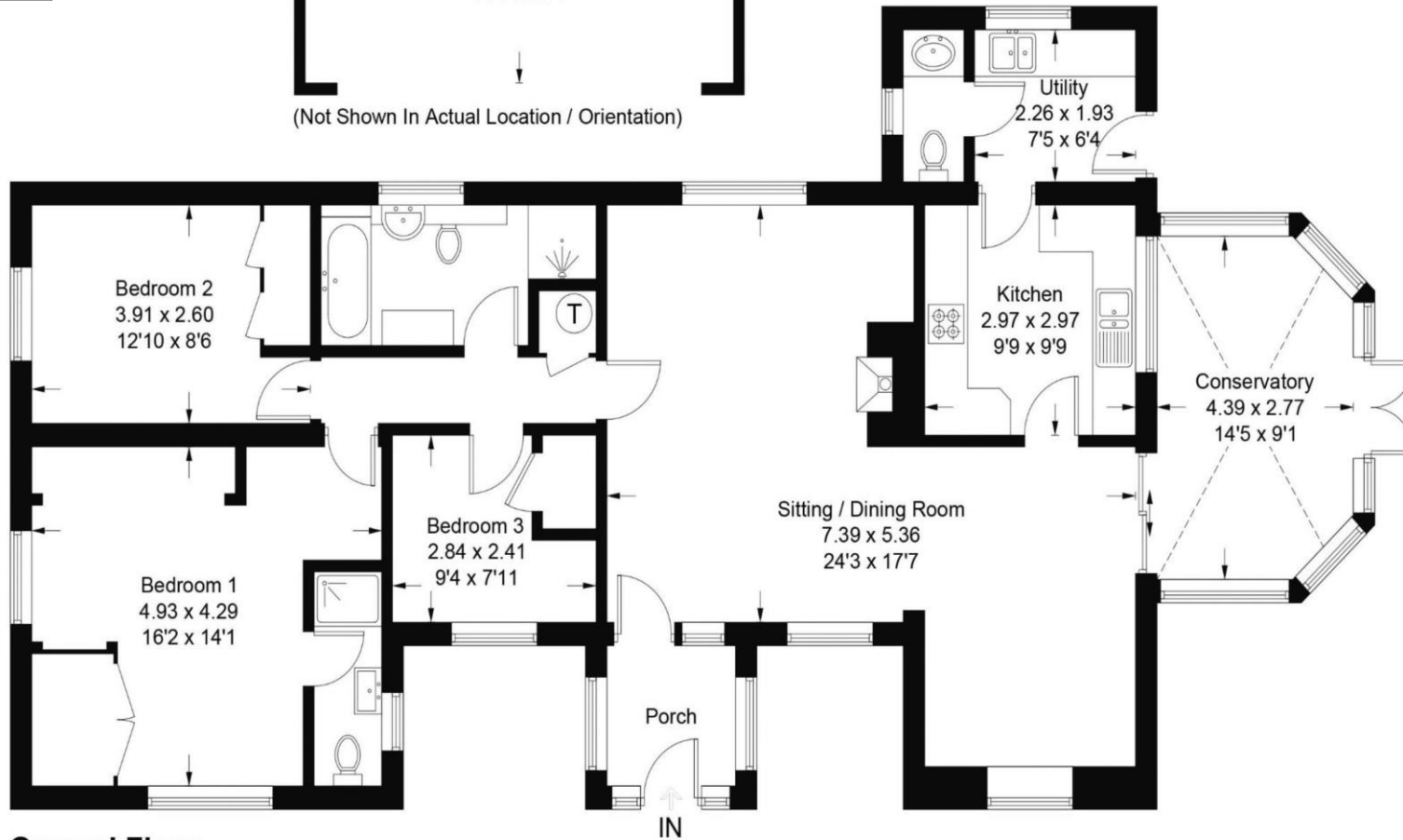


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft
(Excluding Field Sheter)



(Not Shown In Actual Location / Orientation)



Ground Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.(ID784614)





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