



28 | Farnfold Road | Steyning | West Sussex | BN44 3SN

**H.J. BURT**  
Chartered Surveyors : Estate Agents

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Guide Price: £325,000 - £345,000



- End of terrace house in small cul-de-sac.
- Two double bedrooms
- Living room with gas fire and conservatory off.
- Attractive kitchen
- Gardens front and rear
- Allocated off-street parking space
- Well presented throughout
- Gas fired central heating and double glazing

### Description

This stylish end of terrace home enjoys a cul-de-sac position, benefitting from a conservatory, allocated parking, and attractive front and rear gardens. Modern and well presented throughout, the property offers a pleasant outlook and an excellent layout for contemporary living. A UPVC front door opens into the entrance hall, leading to the well-equipped kitchen, which features a good range of units, generous storage and an integrated Bosch oven, gas hob and extractor. The bright and welcoming living room provides a comfortable space to relax, enhanced by a charming gas fire with a wooden surround—perfect for cosy winter evenings.

To the rear, the spacious conservatory with its glass roof floods the area with natural light and opens directly onto the garden via double doors.

Upstairs, there are two double bedrooms, one with a full range of Sharps furniture along with a well presented bathroom fitted with a white suite.

Outside, the property offers a neat front garden laid to lawn with mature borders, while a side path leads to the rear, where there is useful bin storage and a wooden shed. The rear garden is mainly laid to lawn and enclosed by wooden fencing, creating a private outdoor space. Beyond this, the current owner has enjoyed use of an additional grassed area—although not formally part of the title, it provides a convenient spot for dog walking or children to play whilst still being within easy view of the house.

To the front is an allocated off road parking area.

### Location

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Farnefold Road is on the edge of the Gatewick Park development, which is approached either through Middle Mead on the Northern edge of Steyning, or from Steyning by-pass via Canons Way. Steyning is a charming West Sussex market town that perfectly blends historic character with modern village life. Nestled at the foot of the South Downs, it offers picturesque High Street boutiques, cosy cafés, and beautifully preserved period architecture. With excellent local schools, stunning countryside walks, and easy access to Brighton and Horsham, Steyning is an ideal location for families and professionals seeking a vibrant yet peaceful community.

### Information

Property Reference: HJB03374

Photos & particulars prepared: H J Burt March 2026 (ref JW)

Local Authority: Horsham District Council

Council Tax Band: 'C'

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

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.

### Viewing

An internal inspection is strictly by appointment with:

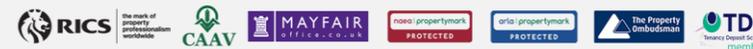
### H.J. BURT Steyning

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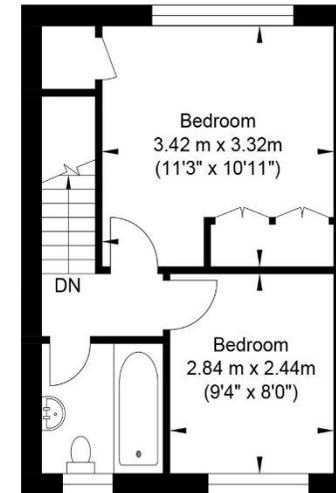
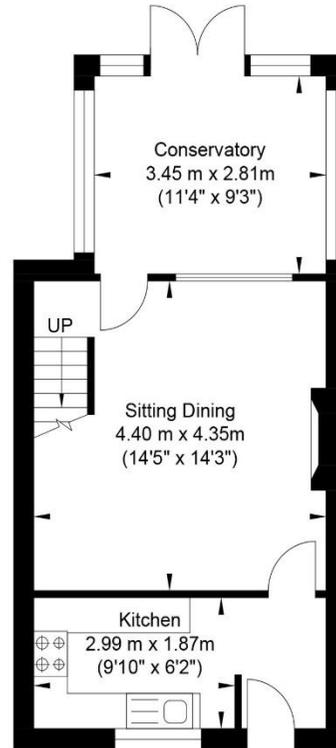
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## Farnefold Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approximate Floor Area  
405.90 sq ft  
(37.71 sq m)

First Floor  
Approximate Floor Area  
297.83 sq ft  
(27.67 sq m)



Approximate Gross Internal Area = 65.38 sq m / 703.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.