



21 | Goring Road | Steyning | West Sussex | BN44 3GF

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £1,650,000 | Freehold



- Stunning refurbished detached house.
- Large garden laid to lawn with raised terrace, swimming pool and Pergola
- Main bedroom with luxury ensuite and dressing room
- Four further bedrooms, bathroom and shower room
- Impressive main living space with 22ft bi-fold doors to terrace
- Two further reception rooms
- Garage and off-street parking behind electric gates
- Excellent decorative order throughout

Description

An exceptional home positioned in one of Steyning's most sought-after locations, this outstanding property combines contemporary luxury with charming original character. Extensively remodelled and enlarged by the current owners, it offers generous living space alongside beautifully landscaped south-facing gardens, a large elevated terrace, swimming pool, and a high-specification pergola.

The impressive open-plan main living area flows seamlessly between kitchen, dining and sitting zones, anchored by two sets of bi-folding doors — including a striking 22-ft span that opens the entire rear of the home to the terrace. Two additional reception rooms provide versatile options for a gym, snug, office, or dedicated entertainment space. With five double bedrooms and three stylish bathrooms, the layout comfortably accommodates family living and guests.

Electric gates open to a private driveway with secure parking for several vehicles and access to a detached garage. Inside, the spacious hallway sets the tone for the home's modern yet elegant style. The kitchen was updated in 2025 with new cabinetry fronts and upgraded appliances to complement the Silestone worktops and breakfast bar. A separate utility room houses appliances, sink and also the Worcester boiler.

Upstairs, the first-floor main suite is a standout feature, offering a generous bedroom, a luxurious en-suite bathroom, and a walk-in dressing room. Two further double bedrooms share an oversized family bathroom. The second floor includes two additional double bedrooms and a contemporary shower room.

Outside, the mature landscaped garden provides a private retreat, complete with irrigation system and maintained weekly by a gardener. The split-level terrace and pool, installed in 2018, are beautifully illuminated at night with colour-changing LED lighting. The high-end metal pergola features a remote tilt-and-turn roof, retractable sides, integrated heating, and lighting — perfect for year-round outdoor living.

Location

What 3 words ///smothered.blocks.speaks

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 is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB01401

Photos & particulars prepared: by H J Burt (JW) February 2026

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

Local Authority: Horsham District Council

Council Tax Band: 'G'

Boiler replaced 2021

The roof was replaced in 2025.

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 High Street office, continue in a South-Easterly direction along the High Street and straight over the mini-roundabout and out towards Clays Hill. Shortly after the pedestrian traffic lights turn left into Goring Road, and Number 21 will be found on the right 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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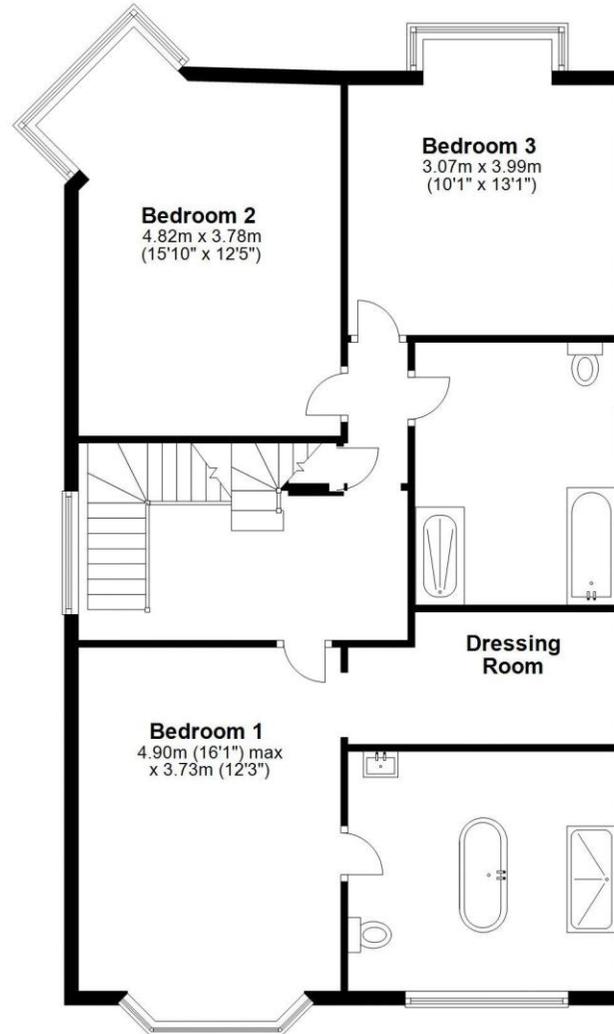


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



First Floor
Approx. 99.0 sq. metres (1065.4 sq. feet)

Ground Floor
Approx. 128.6 sq. metres (1383.7 sq. feet)



Second Floor
Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 265.3 sq. metres (2856.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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