

Penlands Close, Steyning, West Sussex

Offers Over: £800,000

King & Chasemore

Established 1840





















Ground Floor **First Floor** **Second Floor** **Outbuilding**

Total floor area 169.4 m² (1,823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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A Signature Architect-Designed Flint-Fronted Residence Offering Bespoke Design, Luxury Living and Exceptional Craftsmanship

King & Chasemore are proud to have been personally selected to market this outstanding architect-designed, high-specification semi-detached home. Nestled within an exclusive no-through road and constructed approximately seven years ago as the former show home, this property blends refined contemporary design with timeless flint elevations, delivering a rare opportunity to acquire a premium, turnkey home of exceptional quality.

The property further benefits from a 10-year Build-Zone new homes warranty, commencing 2nd September 2019, offering added peace of mind and reassurance to the next owner. Built to a superior standard and arranged over three impressive floors, the accommodation extends to approximately 1,823 sq ft. Every detail has been carefully considered, from the oak internal doors and oak flooring on the ground floor to the high-grade fixtures and fittings throughout. The home boasts a B-rated EPC, double-glazed windows, gas-fired central heating and underfloor heating to the ground floor.

One of the standout features is the remarkable open-plan living/kitchen/dining room. This extraordinary space is designed for both everyday living and sophisticated entertaining, featuring a stunning glass roof that floods the area with natural light during the day and invites stargazing by night.
A beautifully crafted kitchen includes a stylish central island, extensive storage, integrated appliances and ample preparation space. At the rear, wide bi-folding doors connect seamlessly to the landscaped garden, creating an effortless indoor–outdoor lifestyle ideal for the warmer months.
There is also a separate snug/second lounge, perfectly suited as a peaceful retreat for reading, music, or watching your favourite film. The ground floor is further complemented by a chic downstairs WC with feature wallpaper, adding personality and charm.

The first floor hosts three well-proportioned bedrooms. The guest bedroom benefits from its own modern ensuite shower room, providing privacy and comfort for visitors or a fortunate family member. A thoughtfully designed family bathroom serves the remaining bedrooms.
The luxurious principal suite occupies the entirety of the top floor, offering an indulgent private oasis. Featuring built-in wardrobes within a dedicated dressing area and a remarkable ensuite bathroom, the space is complete with multiple Velux windows that draw in natural daylight and frame far-reaching views over Bostal Hill and the surrounding downland countryside.
Outside, the property presents a block-paved driveway providing off-street parking, while the private rear garden has been attractively landscaped and enjoys side access and two useful storage sheds. The setting, located in an unmade cul-de-sac, offers peace and privacy while remaining within easy reach of Steyning's amenities.

Viewings can be arranged readily via the sellers' sole agents, King & Chasemore. The seller is relocating out of the area and is actively searching for their next home.
Steyning is one of West Sussex's most desirable small towns, beautifully positioned at the foot of the South Downs National Park. It offers an exceptional lifestyle with a vibrant High Street home to artisan shops, cafés, independent boutiques, restaurants, bakeries and traditional pubs. The town enjoys a strong community atmosphere with regular events, markets and local initiatives contributing to its character. For leisure and fitness, Steyning Leisure Centre provides a swimming pool, sports courts, gym and exercise classes. Nature enthusiasts can explore an abundance of walking and cycling routes across the Downs, including the South Downs Way.

Families benefit from highly regarded schooling, with Steyning Primary School and Steyning Grammar School both serving the town and enjoying strong reputations.
Travel connections are excellent: Shoreham-by-Sea railway station is approximately five miles away and provides regular services to London Victoria, Gatwick Airport, Brighton and Worthing. For motorists, the A283 and A27 offer swift access to surrounding coastal and market towns, while Brighton, Worthing, Horsham and Crawley are all within convenient reach.

This exceptional home brings together architectural quality, premium modern comforts and a superb Steyning lifestyle, making it an opportunity not to be missed.







Council Tax Band: **F**

Tenure: **Freehold**

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80.00 (inclusive VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Viewing by appointment

T: 01903 815806
E: steyning@kingchasemorecountrywide.co.uk
29 High Street, Steyning, West Sussex, BN44 3YE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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