

Tanners | Maudlyn Park | Steyning | West Sussex | BN44 3PS

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £850,000 | Freehold

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- Substantial family house with lovely garden
- Flexible accommodation including 5 bedrooms, 3 reception rooms and 3 bathrooms
- Detached garage with carport and workshop/potential home office (stc)
- Spacious driveway for several cars
- Pretty and mature West Facing gardens
- Potential to reconfigure
- Gas fired central heating and double glazing.

Description

Tanners is a generously proportioned detached home set within a quiet cul-de-sac of similarly impressive properties. Extended twice over the years, it now offers generous and versatile accommodation including five bedrooms upstairs, two reception rooms, a large kitchen, and a ground-floor bedroom with ensuite that can easily serve as a garden room, playroom or second living space.

Owned by the same family since 1976, the house has been lovingly maintained and is now ready for a new chapter.
The property has two entrances: the main front door leading into the hall, and a more frequently used entrance directly into the kitchen. The spacious L-shaped living room features a granite fireplace with electric insert (formerly an open fire), built-in units, and wide windows with sliding doors opening onto the patio.

A separate double-aspect dining room allows natural light to pour in throughout the day. At the heart of the home sits the generous kitchen, complete with an Aga range cooker, extensive range of units which have recently been updated, integrated appliances, and lovely views over the rear garden. Adjacent is the ground-floor bedroom with a large ensuite wet room ideal for an elderly or disabled family member, or easily repurposed as a second reception room or garden room thanks to its French doors and electric awning.

There is also a handy further downstairs shower room with toilet. Upstairs are five well-proportioned bedrooms and a family bathroom. The house benefits from full double glazing and gas-fired central heating.

Outside, the block-paved driveway provides parking for several vehicles and leads to a detached garage with power, an up-and-over door, and an adjoining car port. To the rear is a separate workshop or potential home office, also with power and a double-glazed window. The large west-facing rear garden is mainly laid to lawn with mature beds, borders, shrubs, and trees—including a striking specimen Wedding Cake tree.

Location

what3words///sprouted.stacks.buns

Maudlyn Park is a small cul-de-sac of quality detached houses running off Maudlin Lane a short distance away from the main road that runs through Steyning and close to the main bus route and with convenient distance of the High Street. The property has easy access to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea.

The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities including a library. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. 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

Property Reference: HJB03294
Photos & particulars prepared by H J Burt January 2026 & May 2026 (JW)
Services: Mains services of electricity, gas, water and drainage.
Local Authority: Horsham District Council
Council Tax Band: 'F'

The property is sold subject to all outgoings, 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

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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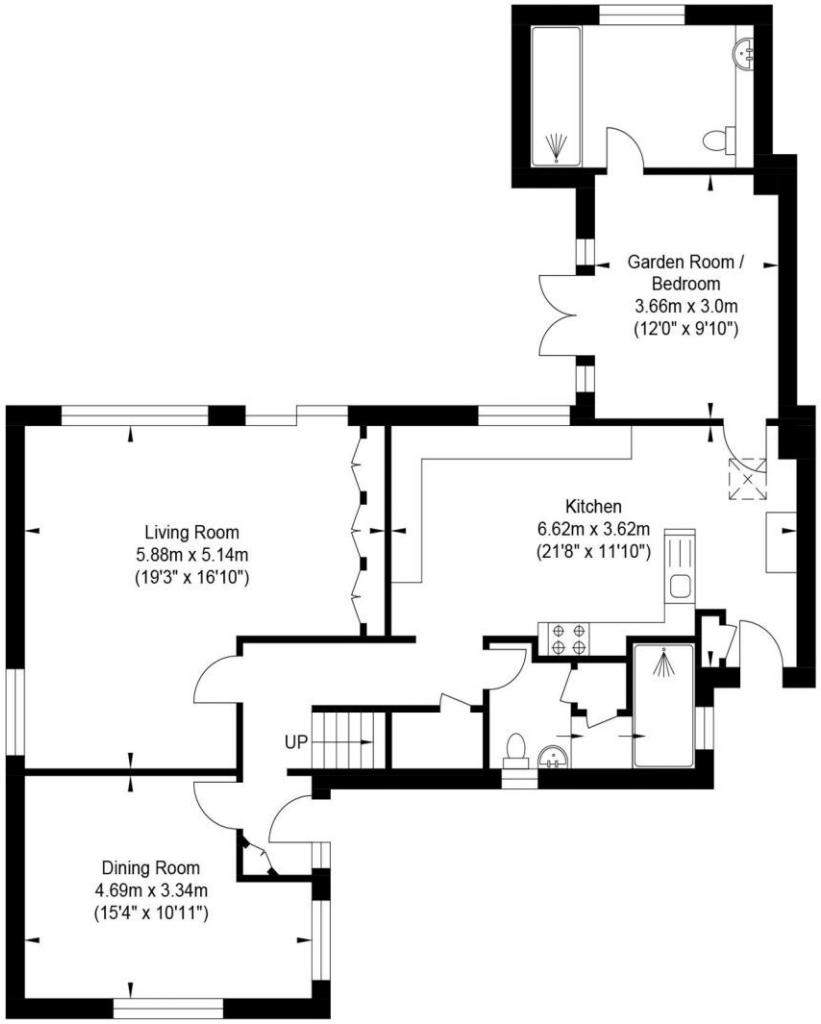
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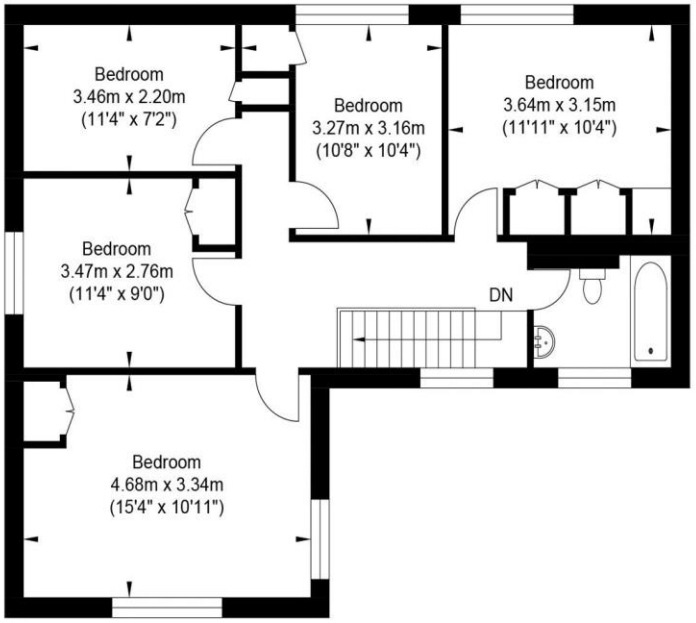


Maudlyn Park

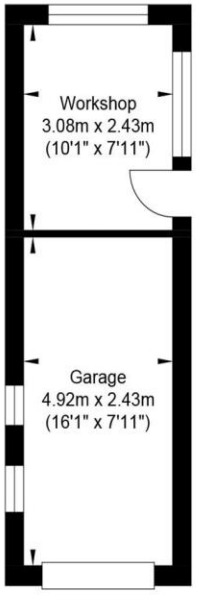




Ground Floor
Approximate Floor Area
1051.95 sq ft
(97.73 sq m)



First Floor
Approximate Floor Area
758.42 sq ft
(70.46 sq m)



Garage
Approximate Floor Area
211.83 sq ft
(19.68 sq m)



Approximate Gross Internal Area (Excluding Garage) = 168.19 sq m / 1810.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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