



H.J. BURT
Chartered Surveyors : Estate Agents

Warren House | Truleigh Hill | Shoreham-by-Sea | West Sussex | BN43 5FB

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South Field

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North Field



- Occupying an invigorating & inspiring rural location on the South Downs with sensational views of the National Park & out to sea. Freehold/Long Leasehold. Council Tax 'F'. EPC 'C'.
- Detached 4-bedroom home with outbuilding & 2 nearby separate fields. Overall, c. 5.35 acres (2.16 Ha) with direct access to South Downs Way.
- Entrance hall, cloaks, excellent family kitchen/living room, utility, study, garden/sitting room, inner reception hall, living room
- To the first floor, principal ensuite bedroom, guest double bedroom, 2 single bedrooms & bathroom.
- Garden with superb views, driveway & attached garage outbuilding with further potential. Home plot of c. 0.35 of an acre.
- Two separate fields of c. 2.56 ac. & c. 2.44 ac. with direct bridleway/South Downs Way access. In total, c. 5.35 acres (2.16 Ha).
- Shoreham-by-Sea 4.25 miles; Worthing 9.5 miles; Brighton 11 miles; Gatwick 33.75 miles.

Description

Set in the heart of the South Downs National Park, Warren House comprises a good size home plus two separate fields set off the South Downs Way and being rurally situated, but in a non-isolated position with the house forming part of a cluster of houses and buildings near the top of the Downs at Truleigh Hill.

The house enjoys sensational views in particular to the South-East towards Brighton in the distance and across a wide expanse of the rolling Downs and out to sea including to the Rampion wind farm in the far distance. The detached home forms a conversion and extension of a range of former farm buildings with part brick and flint and part rendered elevations with double glazed windows and offering adaptable accommodation across two floors.

The highlight is the **family kitchen/living room being triple aspect** and **enjoying the statement views to the East** as well as a range of fitted kitchen units to one side. From the **entrance hall** with fully tiled floors to much of the ground floor there is a **useful utility room** with mains gas fired boiler, range of further fitted units and sink.



From the hall there is a **cloakroom**, **South facing study** with fitted cupboards and a **garden/sitting room** which equally could be a ground floor bedroom with cupboard and basin to one corner and French doors to the garden. The **inner reception hall** with staircase to the first floor provides further entertaining or recreation space and thence leading to the good size **South facing living room** with feature woodburning stove and wood block floor. To the first floor from the **South facing landing** is a **principal bedroom** with walk-in cupboard and **ensuite shower room** with **double bedroom two** to the other end of the house and **two single bedrooms** at the rear as well as a **family bathroom**.

Outside, the **driveway offers parking and turning for several vehicles** and is adjoined by an attached **outbuilding forming garage/workshop space**, overall approximately 1,684 sqft with space for a campervan and historically used for internal stabling plus with **plans previously passed (now lapsed) for conversion to ancillary accommodation**. The **garden** lies to the South and East side of the house with **wonderful viewpoints** and is primarily laid to lawn and with occasional planting to the edges.

Located within walking distance or a short drive are the **two separate pasture fields**, the first being to the South off a bridleway and farm track and extending to **approximately 2.44 acres**, whilst the slightly further away field is to the North-West adjacent to the Youth Hostel field and with access from the main track which also forms the South Downs Way. This North-Western field extends to **approximately 2.56 acres**. **In total the property including the household plot extends overall to 5.35 acres.**







Location

The property occupies a rural, yet non isolated spot on the South Downs to enjoy the sensational Downland views with its wonderful recreational, walking, mountain biking and riding opportunities for many miles and with scope for the equestrian, smallholding or conservation interests on the land (subject to any consents). Shoreham-by-Sea with its good range of shops, restaurants and other facilities, small harbour, airport and railway station is within 4.25 miles, whilst the cosmopolitan city of Brighton with its comprehensive range of shops, entertainment and other facilities is within 11 miles. Worthing along the coast to the West is c. 9.5 miles, Gatwick Airport which may be accessed via the A27 thence linking to the A23/M23 is within 33.75 miles.

Information

Property Reference: HJB03505

Photos & particulars prepared: Photos summer & September 2026 & particulars prepared: September (ref RBA).

Services: Mains water from a shared private supply, mains electricity and mains gas. Private modernised Klargestor drainage. Mains gas central heating.

Tenure: House Plot: Title Numbers: WSX221224, WSX156286 & WSX221219; Southern field: WSX210605/WSX245750; North-Western field: WSX245270.

Local Authority: Horsham District Council/South Downs National Park. **Council Tax Band:** 'F'

Directions

[what3words:///populate.swim.drags](#)

From Upper Shoreham Road in Shoreham take the signpost North into Erringham Road and thence Mill Hill and follow the brown signs to Truleigh Hill/Youth Hostel for 3 miles. Then take the second right hand turn after the YHA signposted bridleway. Warren House is behind the barn on the right as shown on the appended plan and with the location of the two separate pasture fields as also shown on the plan.

Viewing

An internal inspection is strictly by appointment with joint sole selling agents Oakleys, Shoreham or:

H.J. BURT Steyning

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

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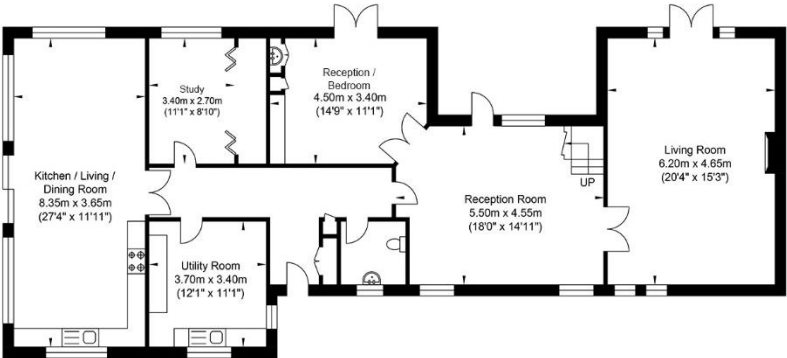
Produced on Land App, Sep 14, 2026.
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50 m
Scale 1:3000 (at A4)

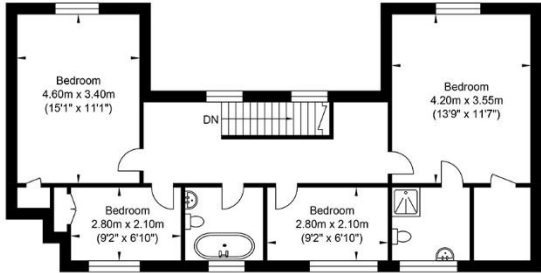


South Downs Way, Shoreham-by-Sea

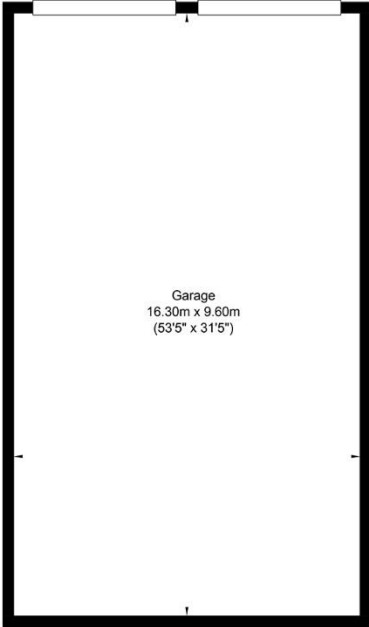
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
1467.12 sq ft
(136.30 sq m)



First Floor
Approximate Floor Area
823.43 sq ft
(76.50 sq m)



Garage
Approximate Floor Area
1684.33 sq ft
(156.48 sq m)



Approximate Gross Internal Area (Excluding Garage) = 212.80 sq m / 2290.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



South Field

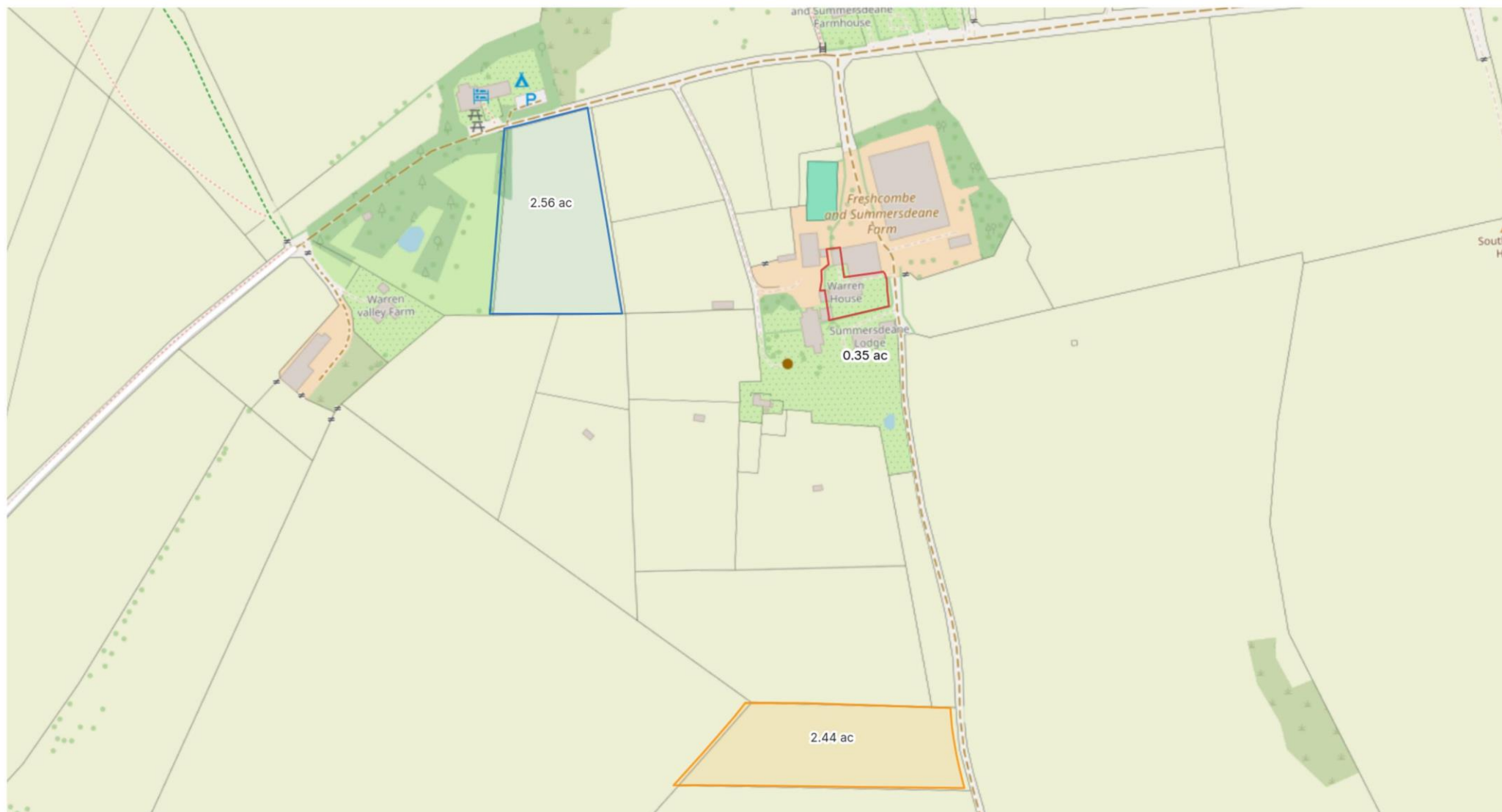




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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken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

The Estate Offices Steyning,
West Sussex BN44 3RE
01903 879488
sales@hjburt.co.uk
hjburt.co.uk

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