



1 The Old Courthouse










Bank Passage, Steyning

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial townhouse with walled courtyard garden and roof terrace located in a sought-after market town

An impressive period family home offering generously proportioned accommodation arranged over three floors. The property sensitively combines modern amenities with character features, including sash windows and high ceilings. Bank Passage is a peaceful location, just off the High Street.

 4 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 GARAGE	 GARDEN AND ROOF TERRACE	 FREEHOLD
 TOWN CENTRE	 2,467 SQ FT	 GUIDE PRICE £1,500,000



The property

1 The Old Courthouse, a double fronted townhouse forming part of a building that dispensed justice until 1996, offers almost 2,500 sq ft of sympathetically updated accommodation arranged over three floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a deep recessed storm porch and briefly comprises a spacious yet welcoming front aspect reception hall with tiled flooring, useful storage and a cloakroom. It leads to an elegant dual aspect sitting room with further storage and two pairs of French doors opening to the courtyard garden, and an extensive kitchen, breakfast and dining room. The kitchen/breakfast room features tiled flooring, a range of bespoke wall and base units including a breakfast bar and display cabinets with complementary work surfaces and splashbacks. It is equipped with modern integrated appliances, a walk-in pantry, and a useful adjoining fitted utility room. The dining area offers space for a table and benefits from a conservatory-style bay with large picture glazing, a striking sky lantern, and French

doors opening to the courtyard garden, all of which flood the space with natural light.

An original staircase with a polished wood balustrade and wrought-iron balusters rises to the first-floor landing, which features bespoke fitted shelving. This level provides access to a front-aspect principal bedroom with an en suite drench-head shower room and twin sinks, as well as two further double bedrooms, all with fitted storage, and a family bathroom featuring a freestanding rolltop bath. Separate original stairs rise from the landing to a mezzanine study with a glazed orangery-style vaulted ceiling and a teak stepladder rising to a door giving access to the roof terrace.









Outside

Having plenty of kerb appeal, the property is approached over a lane giving access to private parking and to a detached garage. The walled wraparound courtyard garden accessible from the sitting and dining rooms is paved for ease of maintenance with raised borders of well-stocked flowerbeds and offers a timber garden store, the whole ideal for entertaining and al fresco dining. The property also benefits from a roof terrace offering magnificent 360° views over the town and the rolling South Downs beyond.

Location

The property sits within the Conservation Area of Steyning, a West Sussex market town adjacent to the South Downs; amenities include a church, independent shops, a tea house, pubs, cafés and restaurants, a leisure centre, library, health centre and primary and grammar schools. Comprehensive amenities are available in Worthing, Brighton, Horsham, Haywards Heath and Lewes. The Downs Link, the South Downs National Park and Woods Mill Nature Reserve provide

miles of walking, cycling and riding routes, and sporting amenities include racing at Goodwood, golf courses, polo at Cowdray Park, equestrian events at Hickstead and sailing off the south coast. Communications links are excellent: the A27 links to the A23, M23 and motorway network, and Shoreham-by-Sea station (5.4 miles) provides regular mainline services to Brighton and London Victoria.



Distances

- A27 4.0 miles
- Shoreham-by-Sea 5.4 miles
- Brighton City Airport 6.1 miles
- Worthing 6.7 miles
- Brighton 12.5 miles
- Horsham 14.6 miles
- Haywards Heath 16.8 miles
- Lewes 20.6 miles

Nearby Stations

- Shoreham-by-Sea Station
- Lancing Station
- Southwick Station

Key Locations

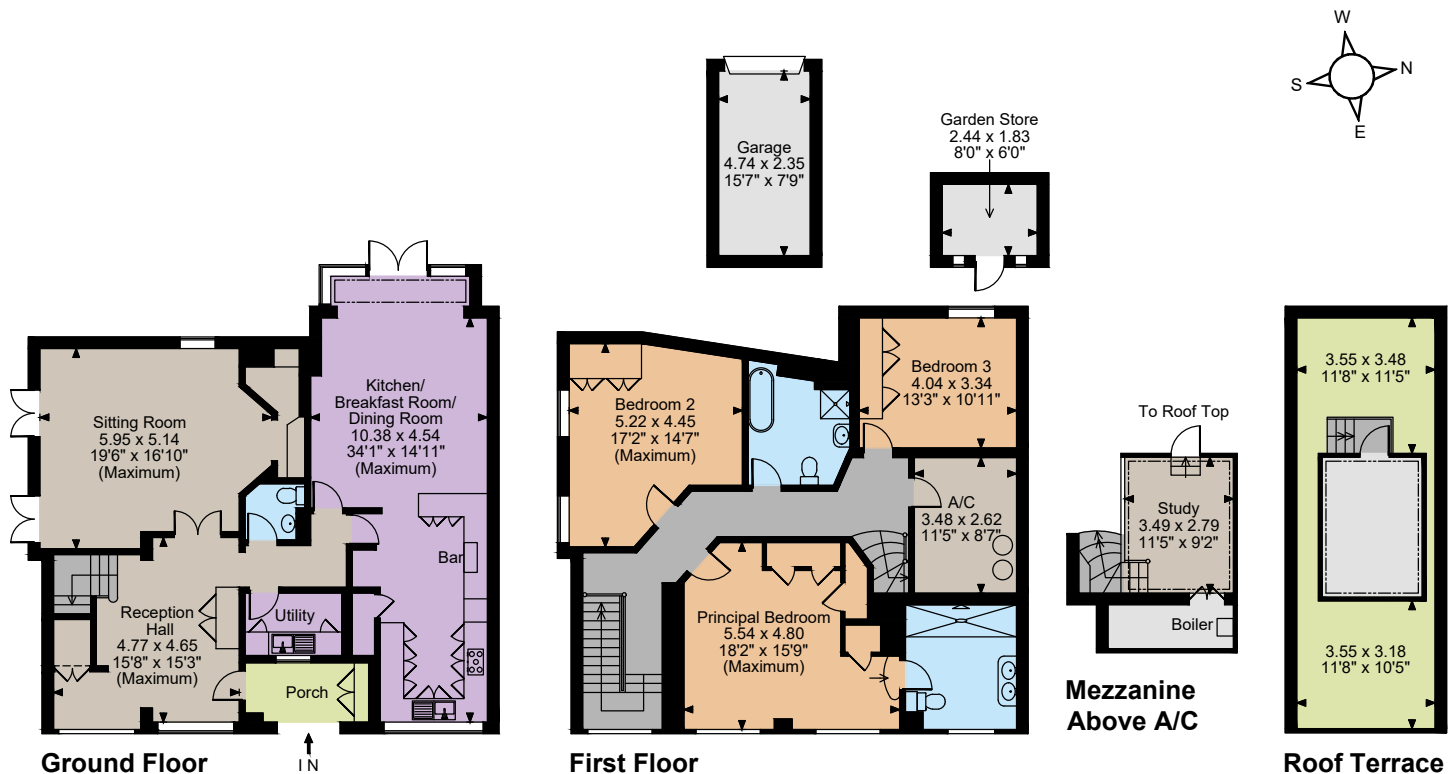
- Bramber Castle
- Steyning Museum
- South Downs National Park
- Chanctonbury Ring
- Amberley Museum

Nearby Schools

- Steyning Grammer School
- Windlesham House School
- Lancing College
- Brighton College
- Hurstpierpoint College
- Burgess Hill Girls
- Upper Beeding Primary School
- Davison CofE High School for Girls
- Sompting Abbots







The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,467 sq ft (229 sq m)

Garage internal area 120 sq ft (11 sq m)

Garden store internal area 48 sq ft (4 sq m)

Roof terrace external area 250 sq ft (23 sq m)

Total internal area 2,635 sq ft (245 sq m)

For identification purposes only.

Directions

BN44 3YA

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General

Local Authority: Horsham District Council

Tel: 01403 215100

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

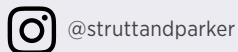
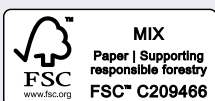
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