



Osborn
Frankling

Shooting Field, Steyning West Sussex BN44 3RQ

£575,000 (Freehold)

Three/Four Bedroom Semi-Detached House | Block Paved Driveway | Views of the South Downs

Two Reception Rooms | Versatile Accommodation | Gas Fired Central Heating

Rear & Front/ Side Gardens | Office/ Gym Space | Ground Floor Bedroom with En-Suite

Total Floor Area: 182.3 Sq.M / 1962 Sq.Ft

Osborn Frankling are delighted to offer this beautifully presented three/four-bedroom semi-detached house situated on a corner plot. This property offers extensive flexible family accommodation with open plan living, dining and kitchen areas and a separate family room. The property benefits from being conveniently situated within easy reach of Steyning Primary and Grammar Schools, Local amenities and the beautiful countryside walks. The property has been granted with permission to have a loft extension (this planning is now lapsed and would need to be resubmitted).

The thriving Town of Steyning provides an ideal combination of countryside living with modern facilities. The historical High Street offers a comprehensive range of shopping facilities and a small shopping arcade, Cobblestone Walk, which has more than 25 independent shops set around a 16th century tea house. There is plenty of choice for places to eat with a wide range of restaurants, pubs and cafés. There are schools for all age groups, library, health centre, Churches of many denominations and a leisure centre with swimming pool.

Steyning offers good road links to the coast and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove. Brighton is approximately 12 miles distance, Worthing and the coast 8 miles and Shoreham-by-Sea with its mainline railway station just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.





Accommodation Comprises: Double-gazed UPVC front door.

Entrance Hall: Radiator. Double wardrobe cupboard. Doors to:

Open Plan: Kitchen Area: Comprising of white and grey gloss wall and base units. Laminated work surfaces. Four Electric oven/ grills and a gas hob. Composite one and half bowl sink and drainer unit. Spaces for American style fridge freezer. Integrated dishwasher. Double-glazed window to side and front aspect. LVT flooring (remaining 30-year guarantee). **Living Area:** Radiator. TV/ sky, and Telephone points. **Dining Area:** Double-glazed window. LVT flooring. Extractor fan.

Family Room: Radiator. Double-glazed patio doors to decking area. TV/ Sky point. Telephone point. Velux windows.

Ground Floor Bedroom 4/ Family Room: Double glazed window to front/ side aspect. TV/ Sky point. Door to: **En-suite Shower/ Utility Room:** Full length cupboards with spaces for washing machine & tumble dryer. WC. Stainless steel butler sink. Shower enclosure.

Inner Lobby: (original front entrance) UPVC door garden. Understairs cupboard. Stairs to first floor.

First Floor Landing: Airing cupboard. Access to a partly boarded loft. Doors to:

Bedroom 1: Double-glazed window with views of the downs. Radiator. Full length wardrobe cupboards.

Bedroom 2: Radiator. Double-glazed window with views of the downs. TV point.

Bedroom 3: Radiator. Double-glazed window with views of the downs. Snug area which is currently used as the bedroom giving the room a separate dressing area.

Shower Room: Double wash hand basins. Glass Screened Shower enclosure with rain shower head second shower attachment. Double-glazed window to side aspect. Radiator/ towel rail. Tiled walls.

Separate WC: Push Button W.C. Double-glazed windows. Wash hand basin set in a vanity unit.



OUTSIDE:

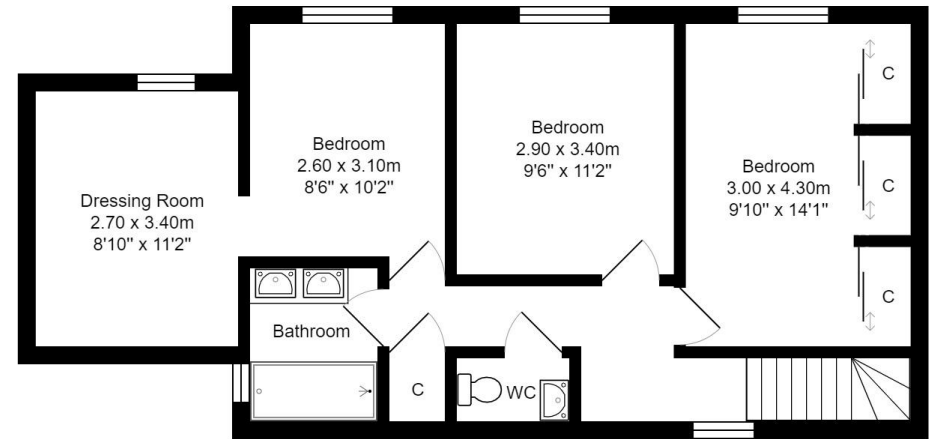
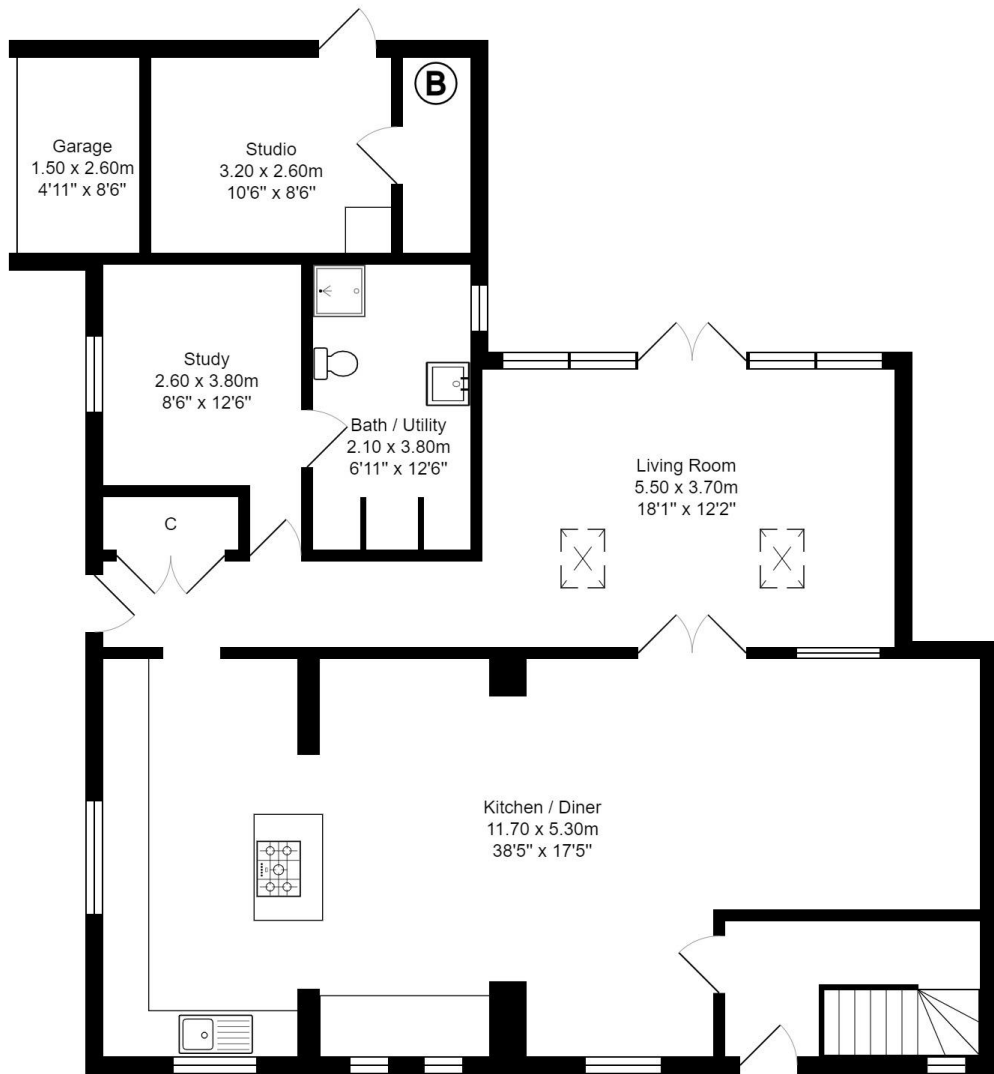
South Facing Rear Garden: Raised decked area leading to hot tub (separate negotiation). Landscaped with slate shingle planed beds and patio area. Outside shower and hot and cold taps. Access to front and driveway.

Front/ Side Garden: Mainly laid to lawn fully enclosed by fencing and bushes. Mature planed beds. Separate trellis screened area laid to shingle for fire pit.

Block Paved Driveway for three vehicles: Raised brick planed beds. Path to rear and front garden.

Garage & Office/ Gym: Partly converted to allow storage behind the up and over door. At the rear (accessed via the rear garden) is a fully sound proofed room with power lighting and ethernet cable. Built in cupboard housing wall mounted boiler. Spaces for fridge and freezers.






1 Shooting Field, Steyning, BN44 3RQ

Total Area: 182.3 m² ... 1962 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 for further information or to arrange a viewing.

N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.

Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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