



Osborn
Frankling

The Gardens, Charlton Street, Steyning, West Sussex BN44 3LU

Offers in Excess of: £500,000 (Freehold)

- **Three Bedroom Semi-detached House**
- **Double-glazed Solid Wood Windows**
- **Gas Fired Central Heating**
- **Rear Garden Backing onto Steyning Memorial Playing Field**
- **Close to Steyning High Street**
- **Garage and Parking**
- **West Facing Garden**
- **Total Floor Area Approx 82.3 sq m/885.7 sq ft**

This attractive three-bedroom semi-detached house was built by Bramber Construction in the early 1990's. The property is centrally located in the heart of the village centre within 100 yards of the High Street and backing onto Steyning memorial playing field. The accommodation comprising of living/dining room, fitted kitchen and ground floor cloakroom. To the first floor there are three bedrooms and a family bathroom, the master bedroom benefits from views of the South Downs. Outside there is a garage, parking and rear garden.

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: Wooden front door leading to:

Entrance Hall: Radiator. Stairs to first floor. Door to:

Cloakroom: Low level W.C. Wash hand basin. Double-glazed solid wood window to front, with shutters.

Living/Dining Room: Feature fireplace, with wooden surround, with electric fire. Gas point. Understairs storage cupboard. Television point. Two radiators. Sliding Patio doors to rear garden. Double-glazed solid wood windows with views of the Downs.

Kitchen: Comprising of a range of wall and base units with laminated bamboo effect work surfaces with tiled splash backs and under unit lighting. Electric oven and gas hob with extractor fan over. Ceramic sink and drainer unit. Space for fridge/freezer. Space for washing machine and dishwasher. Double-glazed solid wood window to front, with half shutters.

First Floor Landing: Built-in airing cupboard. Access to loft space.

Bedroom 1: Radiator. Television point. Built-in cupboard. Double-glazed solid wood windows with views across the Memorial Playing Field and towards the South Downs and old Rifle Range.

Bedroom 2: Built-in wardrobe cupboard. Radiator. Double-glazed solid wood window to front.

Bedroom 3: Currently used as an office. Double-glazed solid wood window to rear with views of the South Downs and old Rifle Range.

Bathroom: White suite comprising panelled bath with shower over. Wash hand basin. Low level W.C. Radiator. Extractor fan. Tiled walls. Double-glazed solid wood window to front.

OUTSIDE

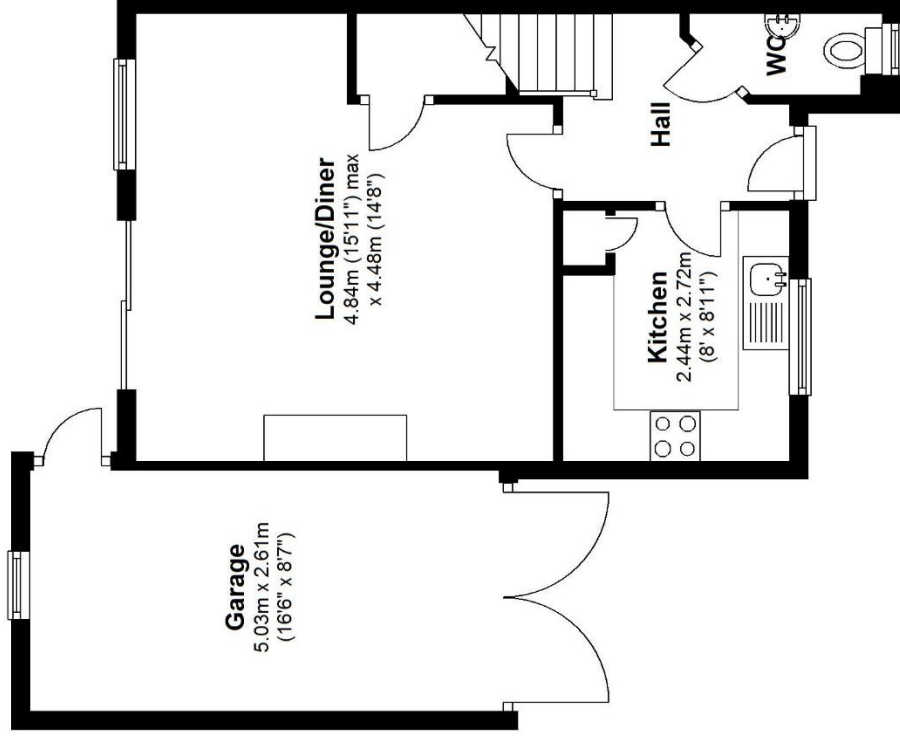
Garage: with blocked paved driveway providing off road parking.

Front Garden: Pathway to front door and small planted area with mature shrubs and bushes

West Facing Rear Garden: Raised area laid to lawn. Patio area. Mature plants and shrubs. Water butt. Access to garage. Views of the South Downs.

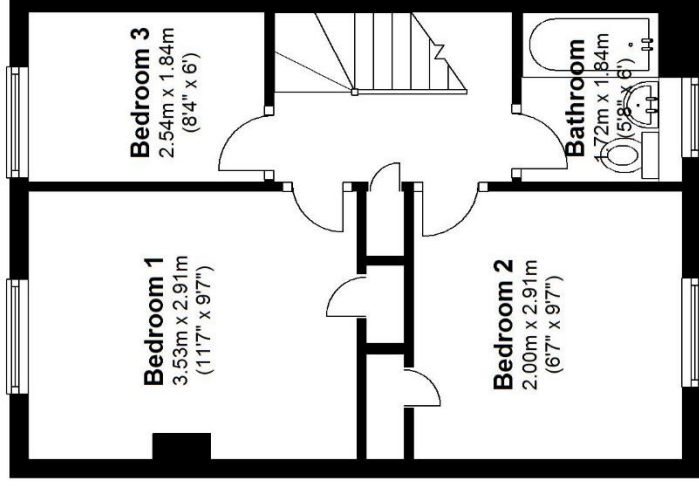
Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)



Osborn Frankling Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.