



Osborn  
*Frankling*

Ingram Road, Steyning, West Sussex BN44 3PF

£390,000 (Freehold)

- **Two Bedroom Bungalow**
- **Sought After Location**
- **Garage and Parking**
- **Front & Rear Gardens**
- **Gas Fired Central Heating**
- **Potential for Extending (subject to planning consents)**
- **Total Floor Area Approx**

Osborn Frankling are delighted to offer for sale this two-bedroom mid – terrace bungalow with integral garage, front and rear gardens. The property benefits from being situated within easy reach of Steyning High Street and the South Downs. The property is in need of some modernisation.

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.

#### **Front door leading to:**

**Entrance Hall:** Radiator. Built – in storage cupboards. Doors to:

**Living Room:** Feature fireplace. Radiator. Double-glazed window. TV/ Telephone points.

**Kitchen/ Dining Room:** Comprising a range of wall and base units, with laminate work surfaces. Space for fridge freezer & free-standing oven. Tiled walls. Double-glazed window to rear aspect.

**Lean to/ Utility Room:** In need of attention. Space for washing machine and tumble dryer.

**Bedroom 1:** Radiator. Double-glazed window to front aspect.

**Bedroom 2:** Radiators. Double-glazed windows to rear aspect. Built-in wardrobe cupboards.

**Shower Room:** Bath with shower over. Pedestal wash hand basin. Low level WC. Double-glazed window to rear aspect.

#### **Outside:**

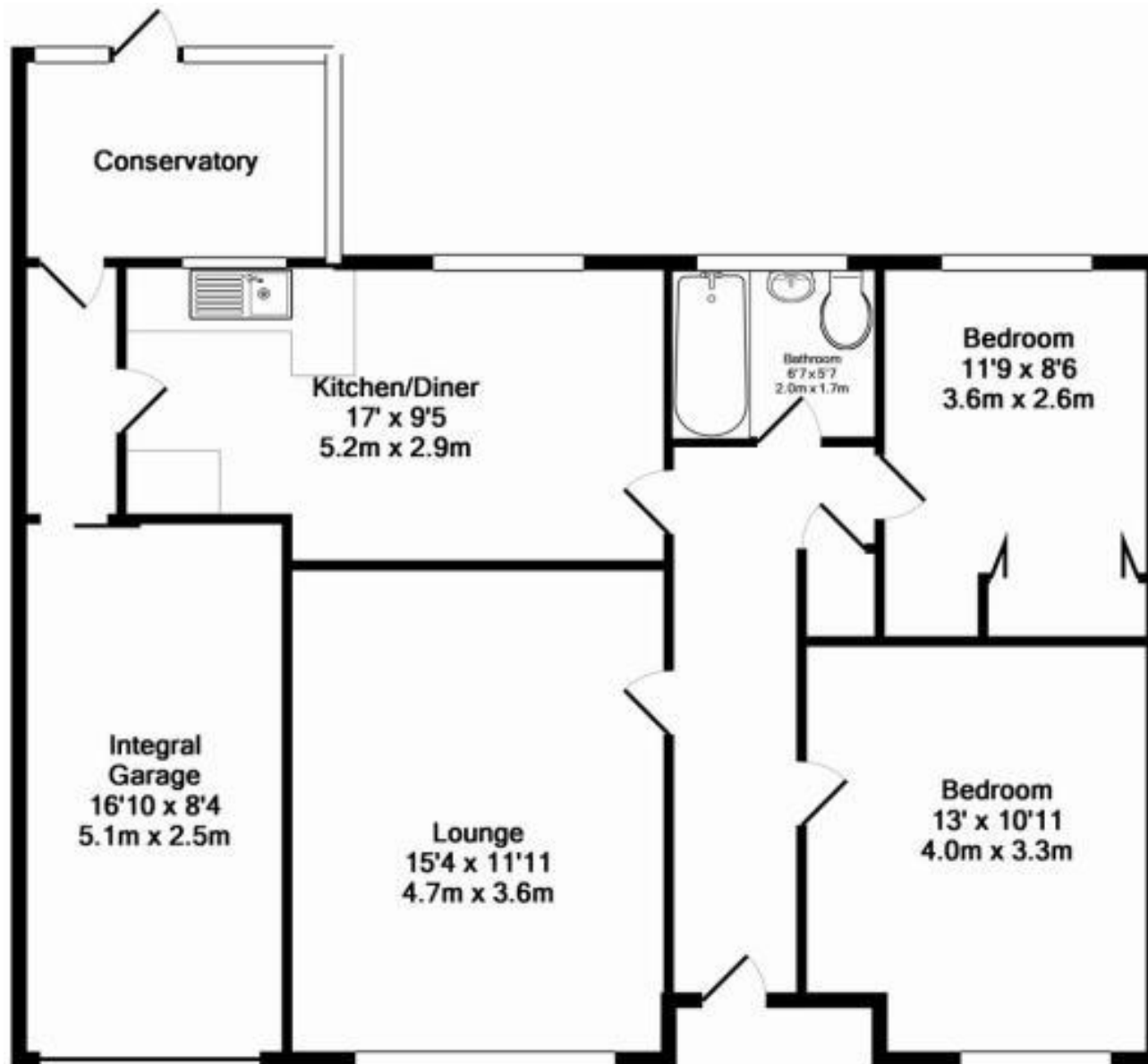
**Rear Garden:** Mainly laid to lawn with mature trees, bushes, and shrubs. Patio area.

**Front Garden:** Laid to lawn with path and patio area. Mature plantings.

**Hardstanding:** Parking for one vehicle.

#### **Agents Notes:**

**Council Tax Band 'D'**



Total Approx. Floor Area 926 Sq.Ft. (86.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		→
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	→	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.*