



Osborn
Frankling

Godstalls Lane, Steyning, West Sussex BN44 3BF

£500,000 (Freehold)

- **Three-bedroom Detached Bungalow**
- **In Need of Modernisation**
- **Lounge with Gas Fire**
- **Rear Garden**
- **Separate Garage with Power and Lighting**
- **Parking**
- **Within Easy Reach of Steyning High Street**
- **Total Area Approx: 90.7 Sq.M/ 976 Sq.Ft**

Osborn Frankling are delighted to offer for sale this attractive three-bedroom detached 1980s bungalow. This will be the first time the property has come to the market since it was first built. It offers a fantastic location within easy reach of Steyning High Street. The accommodation comprises: lounge, with feature fireplace, kitchen, three bedrooms and bathroom. The gardens are laid to lawn with mature plants and trees, and paved seating areas. A link detached garage adjoined with the neighbours, offer powers and lighting and side access.

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: Front door leading to:

Entrance Hall: Radiator. Cloaks Cupboard. Airing Cupboard. Access to loft space.

Lounge: Feature fireplace with gas fire. Radiator. Double-glazed patio door to rear garden. TV point.

Kitchen: Comprising a range of wall and base units, with laminate work surfaces. Electric oven and hob, with extractor fan over. One and a half sink and drainer unit, with mixer taps. Space for fridge/freezer. Space for washing machine. Tiled walls. Double-glazed window to front. Door to side access.

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

En-suite: Walk-in enclosure with shower over. Pedestal wash hand basin. Low Level WC. Double-glazed window to side aspect.

Bedroom 2: Radiators. Double-glazed windows to rear aspect.

Bedroom 3 or Study: Radiators. Double-glazed windows to rear aspect.

Bathroom: Panelled bath. Low level W.C. Radiator. Double-glazed window to front aspect. Tiled Walls.

Outside:

Parking: in front of the Garage.

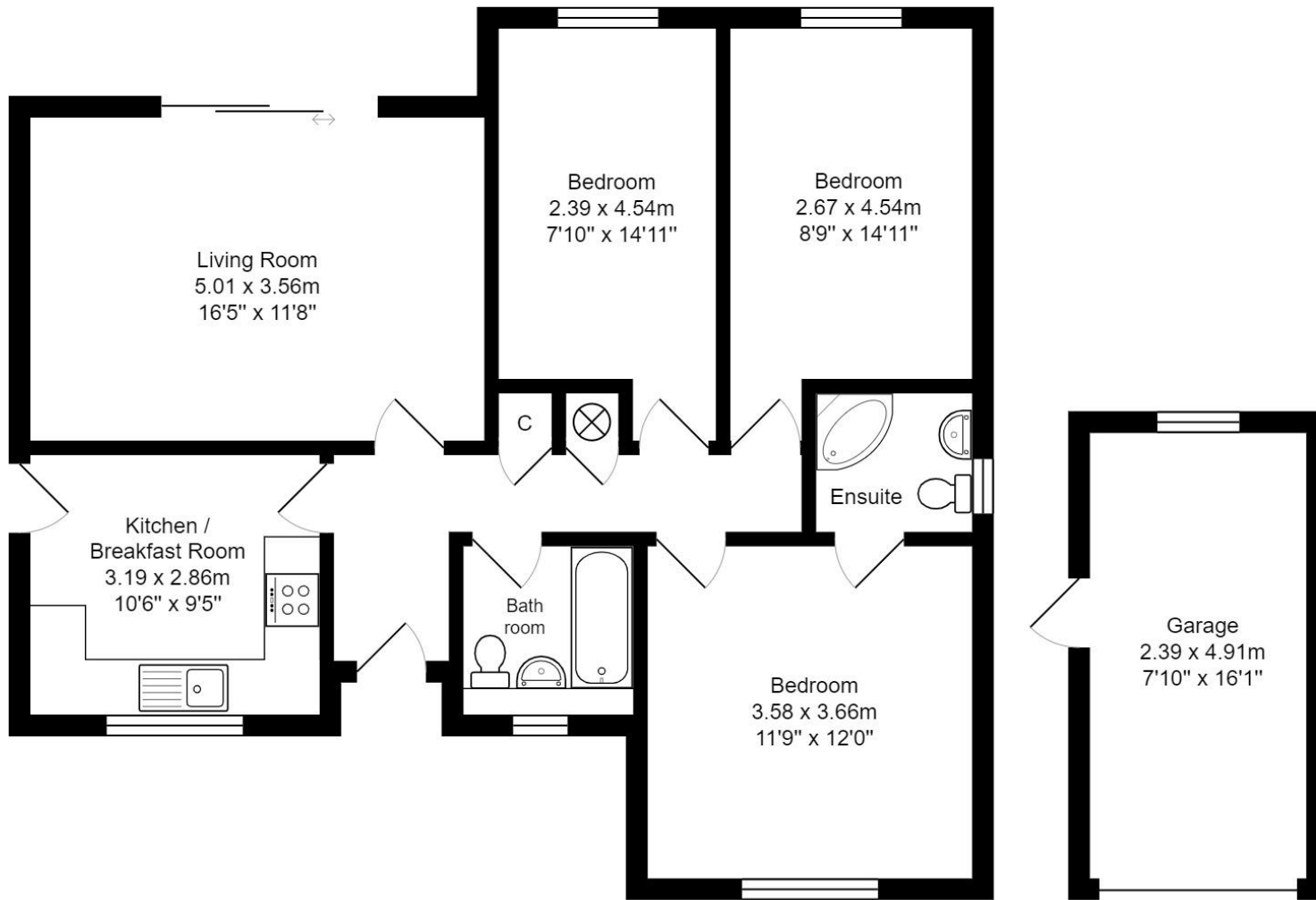
Detached Garage: (adjoined to neighbours' garage) up and over door. Power and lighting. Side access door.

Front Garden: Laid to lawn with mature plantings. Path to front door and side access.

Rear Garden: Mostly laid to lawn with patio area. Mature plantings. Greenhouse. Shed and garden to side of property.

Agents Notes:

Council Tax Band 'E'



Area: 79.0 m² ... 850 ft²

Area: 11.7 m² ... 126 ft²

Godstalls Lane, Steyning, BN44 3NE

Total Area: 90.7 m² ... 976 ft²

All measurements are approximate and for display purposes only.



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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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	65	
(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.