



Andrew Close, Steyning, West Sussex BN44 3PA

OIEO £600,000 (Freehold)

**4 Bedroom Detached House | Living Room, with Feature Fireplace
Dining Room, with views of the Downs
Kitchen | Utility/ Shower Room | Double-glazed Windows
Garage and Driveway | West Facing Rear Garden | Gas Fired Central Heating
146.1 Sq M/1573 Sq Ft**

Osborn Frankling are delighted to offer for sale this 4-bedroom detached house in desirable location. Accommodation comprises: Kitchen, living room, with separate dining room. Ground floor bedroom 4 and ground floor shower room/utility room. Three first floor bedrooms and family bathroom. To the outside the mature gardens encompass the house to 3 sides. The property benefits from garage and driveway, being situated on an elevated plot in a quiet Cul-de Sac with potential for extension (subject to planning consents).

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: UPVC front door leading to:

Entrance Hall: Radiator. Double-glazed window. Built-in cupboard. Understairs cupboard. Stairs to first floor.

Lounge: Radiator. Double-glazed window to rear. Feature open fireplace (coal), with slate hearth and surround. Television points.

Dining Room: Radiator. Double-glazed window to front, with views of the Downs. Door to:

Kitchen: Comprising a range of wall and base units, with laminate work surfaces. Freestanding oven. Sink and drainer unit. Double-glazed window to front, with views of the Downs. Door to garden.

Utility/Shower Room: Space for washing machine. Shower enclosure. Pedestal wash hand basin. W.C. Double-glazed window to rear. Tiled walls. Door to:

Bedroom 4: Radiator. Double-glazed window to front with views of the Downs. Built-in wardrobe cupboards. Door to shower room.

Stairs to First Floor Landing: Double Airing cupboard. Double-glazed window.

Bedroom 1: Radiator. Double-glazed window, with views towards Truleigh Hill. Built-in wardrobe cupboards.

Bedroom 2: Radiator. Double-glazed window to front, with views of Truleigh Hill.

Bedroom 3: Radiator. Double-glazed window, with views of Truleigh Hill. Built-in wardrobe cupboards.

Family Bathroom: Pedestal wash hand basin. W.C. Panelled bath. Tiled walls. Radiator. Double-glazed window to rear.



OUTSIDE

Front Garden: Laid to lawn with mature shrubs and hedges. Enclosed by a brick wall.

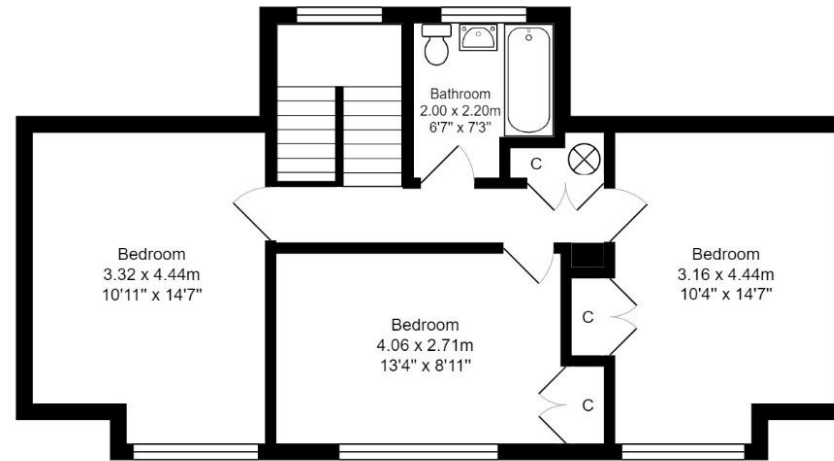
Hardstanding leading to Garage, with up and over door.

West Facing Rear Garden: Laid to lawn, with mature shrubs and hedges encompassing three sides.

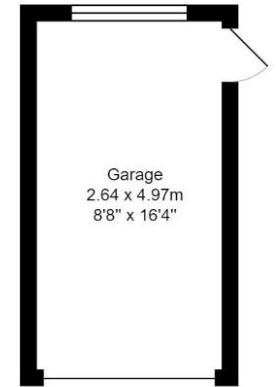




Area: 77.3 m² ... 832 ft²



Area: 55.7 m² ... 600 ft²




Area: 13.1 m² ... 141 ft²

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Total Area: 146.1 m² ... 1573 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		78
(55-68) D		
(39-54) E	47	
(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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