



Osborn  
*Frankling*

College Place, College Hill, Steyning

Offers In Excess of: £250,000 (Share of Freehold)

- **Penthouse Apartment**
- **Share of Freehold**
- **Beautifully Presented Throughout**
- **Separate WC**
- **Gated Development**
- **Lift**
- **Parking**
- **Within Easy Reach of Steyning High Street**
- **Total Area Approx: 60 Sq.M/646.1 Sq.Ft**

Osborn Frankling are delighted to offer for sale this one-bedroom Penthouse apartment set in an exclusive and prestigious gated apartment block located within stone's throw of Steyning High Street. The development offers electric gated parking with allocated and visitor spaces and a lift. The property is offered with Share of the Freehold. The property has only been used as a holiday home for past 8 years.

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.

**Wooden Front with entry phone system.**

**Entrance Hall:** Stairs and lift to second floor.

**Front Door leading to Hallway:** Radiator. Entry phone. Access to loft. Doors to:

**Living Room:** Radiator. Double-glazed window. Telephone & TV points.

**Kitchen:** Comprising a range of wall and base units, with Granite work surfaces. Integrated electric oven and gas hob, with extractor fan over. One and a half sink and drainer unit, with mixer taps and waste disposal. Integrated fridge/freezer, washer/ dryer and dishwasher. Tiled walls. Double-glazed window to front aspect.

**WC:** Concealed cistern WC. Pedestal wash hand basin. Tiled walls. Radiator.

**Bedroom 1:** Radiator. Double-glazed windows. Built-in wardrobe cupboards and eves storage cupboard. TV point. Door to:

**Bathroom:** Walk-in shower enclosure. Separate panelled bath. Wash hand basin set in a vanity unit. Push button W.C. Radiator. Double-glazed window. Tiled Walls.

**Outside:**

**Parking** with allocated space and visitor spaces

**Well maintained communal grounds.**

**Agents Notes:**

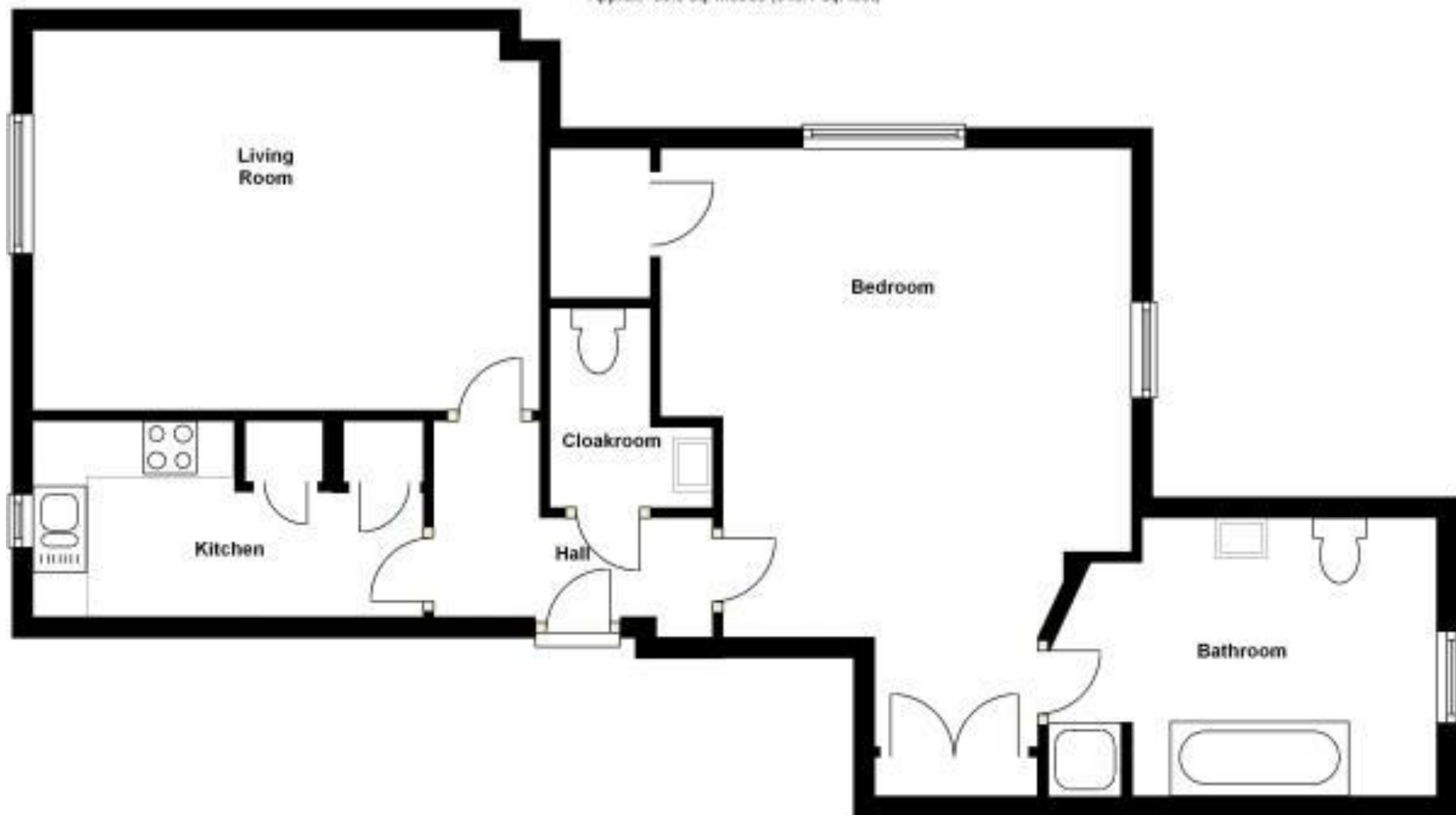
**Lease Information:** Share of freehold with approximately 100 years remaining.

**Maintenance/ Management Fees: £1,050 Per half Annum**

**Council Tax Band 'C'**

## Second Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 60.0 sq. metres (646.1 sq. feet)

This floorplan is for identification purposes only and not drawn to scale unless stated. Dimensions are shown to the nearest 7.5cm/3".  
Plan produced using The Mobile Agent.



## Osborn Frankling Estate Agents

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

**Steyping Office:** 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888

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.*