



Osborn  
*Frankling*

**Downland Park, Bramber, West Sussex BN44 3WF**

**£165,000 (Perpetual Lease)**

- Two Bedroom Park Home
- For Residents aged 50 years and over
- Private Patio
- Stunning Views of Open Countryside and Truleigh Hill and the Downs
- Off Road Parking
- No Onward Chain
- Total Area Approx: 59.9 M.Sq/644.7 Sq.Ft

Osborn Frankling are delighted to offer this Park Home for sale situated in the picturesque village of Bramber which regularly wins the 'Southeast in Bloom' competition. It features the 15th century St. Mary's House and the ruins of Bramber Castle built 1066, it also offers a public house and restaurants plus countryside and river walks.

The nearby historical town of Steyning has 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:

**Porch:** Double-glazed window. Door to:

**Kitchen 10'9 x 9'5 (3.25m x 2.87m):** Comprising a range of wall and base units, with laminate worksurfaces. Electric oven and gas hob, with extractor fan over. Sink and drainer unit, with mixer taps. Space for washing machine and fridge. Wall mounted boiler. Double-glazed window. Tiled walls.

**Dining Room 9'7 x 8'1 (2.92m x 2.47m):** Radiator. Double-glazed window to side. Archway through to:

**Living Room 19'5 x 9'8 (5.92m x 2.95m):** Feature wooden fireplace place, with marble hearth and electric fire. TV and Sky points. Radiators. Bay double-glazed window to rear & side, with stunning views of open countryside and Truleigh Hill. sliding patio doors.

**Inner Hallway:** with access to loft space.

**Bedroom 1 10'4 x 9'5 into fitted wardrobes (3.15m x 2.87m):** Radiator. double-glazed window to side. Fitted Wardrobe cupboard.

**Bedroom 2 9'5 into fitted wardrobes x 7'3 (2.87m x 2.21m):** Radiator. Fitted wardrobes. Double-glazed window.

**Bathroom:** Pedestal wash hand basin. Low level W.C. Panelled bath, with shower over. Double-glazed window to side. Tiled walls. Radiator.

## OUTSIDE

**Rear and Side Gardens:** Decked area for seating, with views over open land and towards Truleigh Hill. South facing patio area.

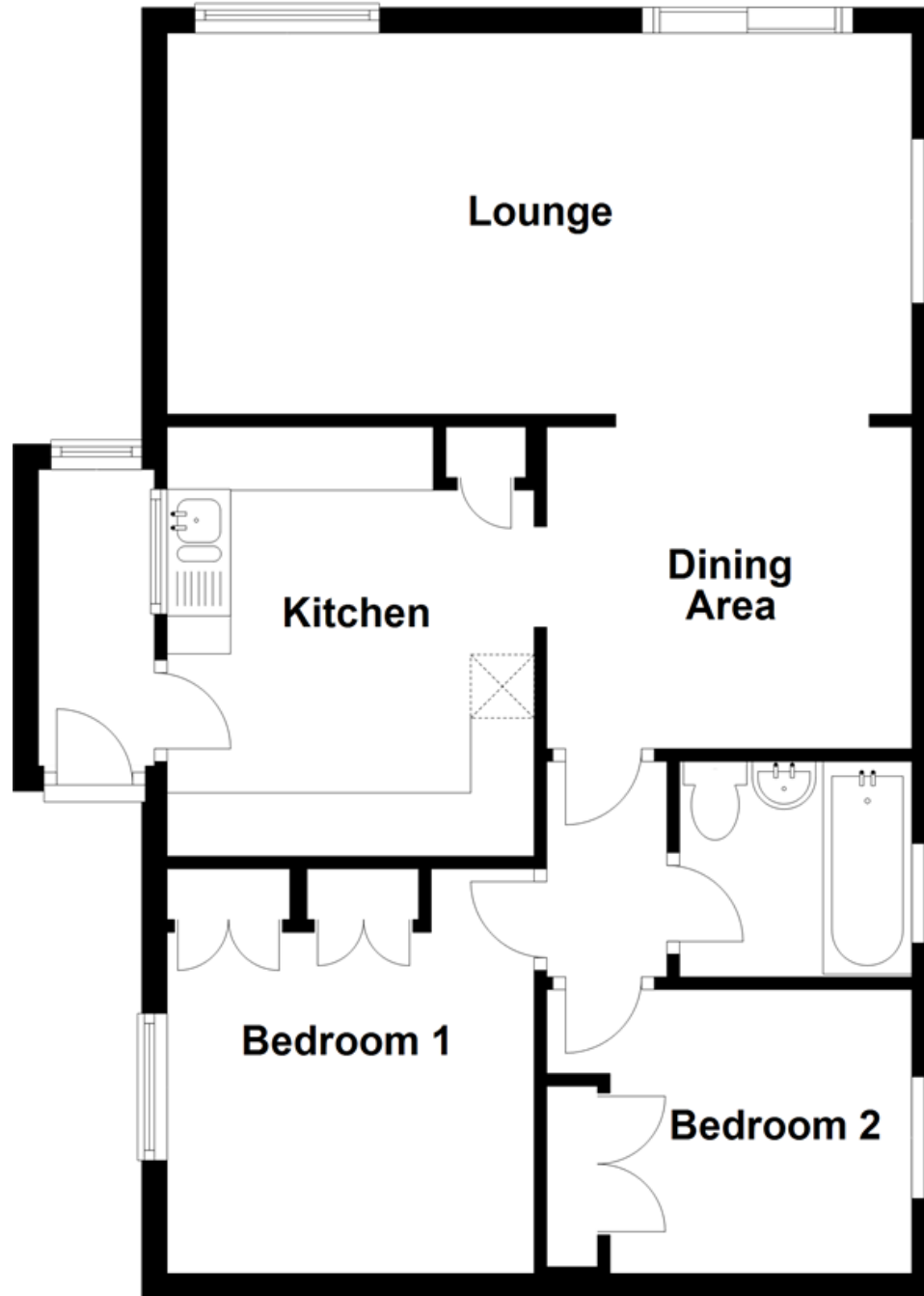
## Off Road Parking

## Council Tax Band A

**Ground Rent £2,472.24 plus Service fee 4.00 Reviewed annually. Last reviewed 1.7.22**

# Ground Floor

Approx. 59.9 sq. metres (644.7 sq. feet)





## 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



*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.*