



Osborn
Frankling

Hills Road, Steyning, West Sussex BN44 3QG

Offer In Excess of: £650,000 (Freehold)

Four Bedroom Detached House

Gas Fired Central Heating | Front & Rear Gardens

Garage and Parking for 3 / 4 Vehicles | Lounge | Kitchen/Dining Room | Study

En-suite to Bedroom 1 | Close Proximately to Steyning High Street

Total Floor Area: 138.1 Sq.M/ 1486 Sq.Ft

Osborn Frankling are delighted to offer for sale this four-bedroom detached house. Situated in popular location, within easy reach of the High Street, Memorial playing fields and the South Downs Way. Accommodation comprises: Extended lounge, Kitchen through Dining Room, separate study, and cloak room. Four bedrooms to the first floor, with en-suite to bedroom 1. Front and rear gardens and driveway providing off road parking for three to four vehicles.

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 Porch: Wooden door leading to:

Entrance Hall: Radiator. Doors to:

Study: Double-glazed window to front. Door to garage.

Cloakroom: Wash hand basin set in a vanity unit. Push button W.C.

Living Room: (Extended 2004). Feature Fireplace, with cast iron fire. Two double-glazed windows to rear aspect. TV point. Two Radiators. Pocket doors to:

Dining Room: Radiator. French Patio doors to rear garden.

Kitchen: (Replaced 2017) Comprising a range of wall and base units, with laminate work surfaces. Electric double oven. Gas hob, with extractor fan over. One and a half bowl sink and drainer unit, with mixer taps. Space for fridge/freezer. Integrated dish washer. Double-glazed window to front aspect. Wall mounted boiler.

Stairs to First Floor: Double-glazed window. Airing cupboard. Access to part boarded loft space, via drop down ladder.

Bedroom 1: Radiator. Double-glazed window to rear, with views of the Downs. TV point. Built-in wardrobe cupboard.

En-suite: Pedestal wash hand basin. Push button W.C. Shower enclosure. Double-glazed window to side. Tiled walls. Heated towel rail/radiator.

Bedroom 2: Radiator. Double-glazed window, with views of the Rifle Range and Round Hill. Built-in wardrobe cupboards.

Bedroom 3: Double-glazed window, with views of the Rifle Range and Round Hill. Radiator. Built-in wardrobe cupboards

Bedroom 4: Radiator. Double-glazed window to rear, with views of the Downs.

Family Bathroom: Wash hand basin set in a vanity unit. Concealed cistern W.C. Bath, with shower over. Double-glazed window. Tiled walls and floor. Radiator/heated towel rail.



Outside

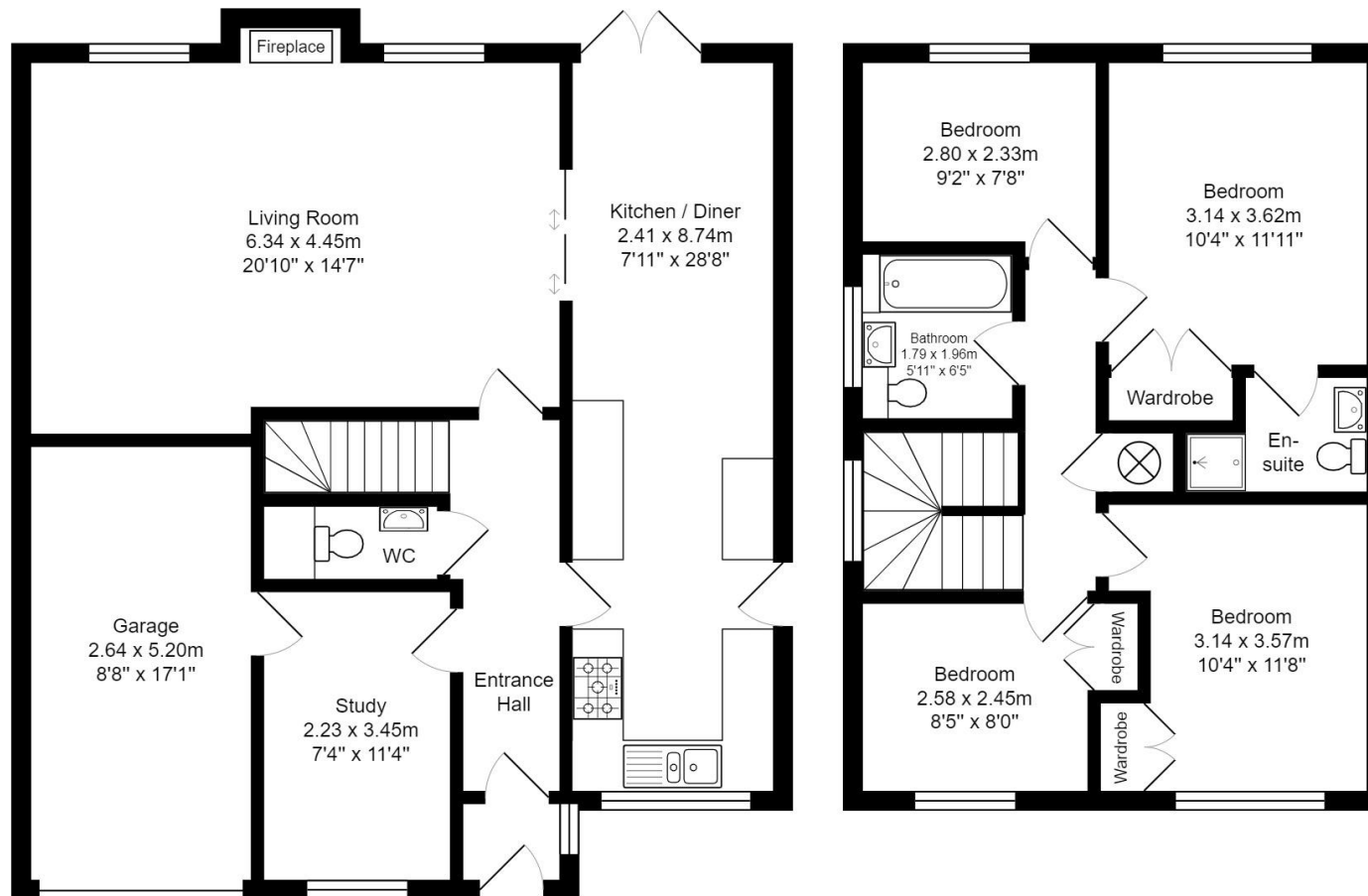
Rear Garden: Laid to lawn with Patio area and side access gate. Raised brick planted beds, vegetable patch. Enclosed by fencing and hedging. Two sheds and a log store.

Front Garden: Laid to lawn, with mature trees.

Garage: Roller door, power, and lights, **with utility area:** sink and drainer unit, with mixer taps and space for washing machine, tumble dryer and fridge/freezer.

Block Paved Driveway: Parking for 3/4 four vehicles.





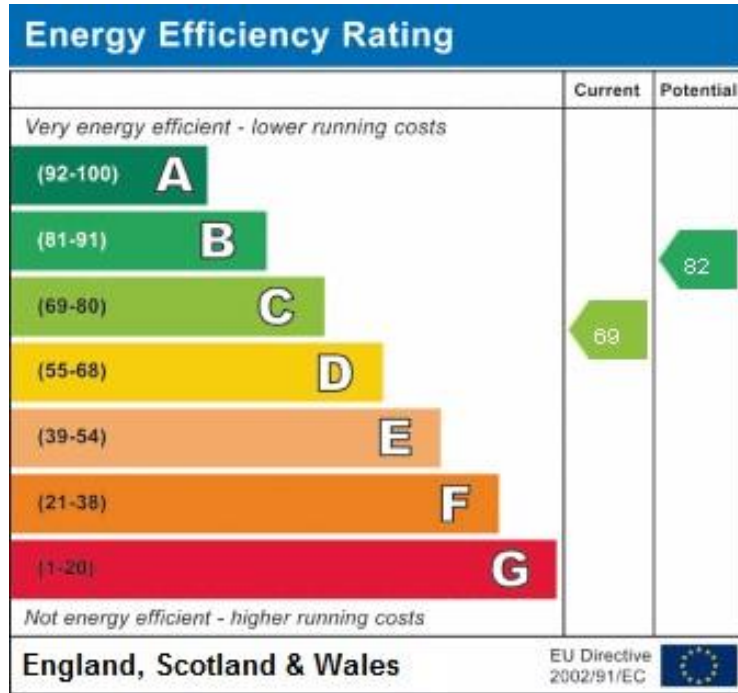
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Total Area: 138.1 m² ... 1486 ft²

All measurements are approximate and for display purposes only.

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[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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