



Osborn
Frankling
01903 814888
FOR SALE

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Frankling

Penlands Vale, Steyning, West Sussex BN44 3PL

Offers in Excess of: £400,000 (Freehold)

Two Bedroom Semi-detached Bungalow
New Gas Fired Central Heating System (2020) | Front & Rear Gardens
Garage in Compound | Lounge/ Dining Room
New Kitchen (2020) | New Windows 2020 | New Bathroom (2020)
Total Floor Area: 67.7 Sq.M/ 729 Sq.Ft

Osborn Frankling are delighted to offer for sale this two-bedroom semi-detached bungalow, situated within easy reach of the South Downs and Steyning High Street. The property benefits from being completely renovated to a high standard all within the past 4 years. Accommodation comprises: entrance hall, lounge/dining room, kitchen, two double bedrooms and a bathroom. Outside there is a compact easy maintained garden, with power and lights, front garden with potential for driveway (subject to consents) and a garage in nearby compound.

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:

Composite Front door leading to:

Entrance Hall: Double-glazed window. Built-in cupboard. Designer grey radiator. Tiled floor leading to:

Kitchen: (new 2020) Comprising a range of wall and base units, with Corian work surfaces. Eye-level electric oven. Induction hob, with extractor fan over. Inset sink and drainer with mixer taps. Integrated washer dryer machine, dishwasher, and fridge/freezer. Glass splash backs and tiled floor. Double-glazed window to side aspect. Patio door to side aspect and garden

Living Room: Double-glazed Bay window to front aspect with views over the Round Top Hill. Television point. Designer grey radiator.

Bedroom 1: Double-glazed window to rear aspect. TV point. Designer grey radiator.

Bedroom 2: (Currently used as a dressing room) Double-glazed window to rear aspect. Designer grey radiator.

Bathroom: (new 2020) Wash hand basin set in a white vanity unit. Push button W.C. Panelled bath, with rain shower over. Tiled walls and floor. Heated towel rail.

Agents Notes:

- Completely rewired 2020
- New combination boiler (Worcester Bosch), Designer Radiators and Nest heating system fitted 2020
- New windows and doors 2020 - 2022
- New Kitchen and Bathrooms fitted 2020
- Redecorated and re-plastered
- Outside power and lighting
- New internal doors

Council Tax Band: C

Outside

Rear Garden: Easy maintained and compact, currently houses a dog kennel which will be taken by the vendor, this leaves a hardstanding for summer house or shed. Two patio areas both getting sun at different times of the day. Planted beds encompassing a lawn. Fully enclosed by fencing all recently replaced. Power sockets, garden lighting, outside tap and heated dog wash tap.

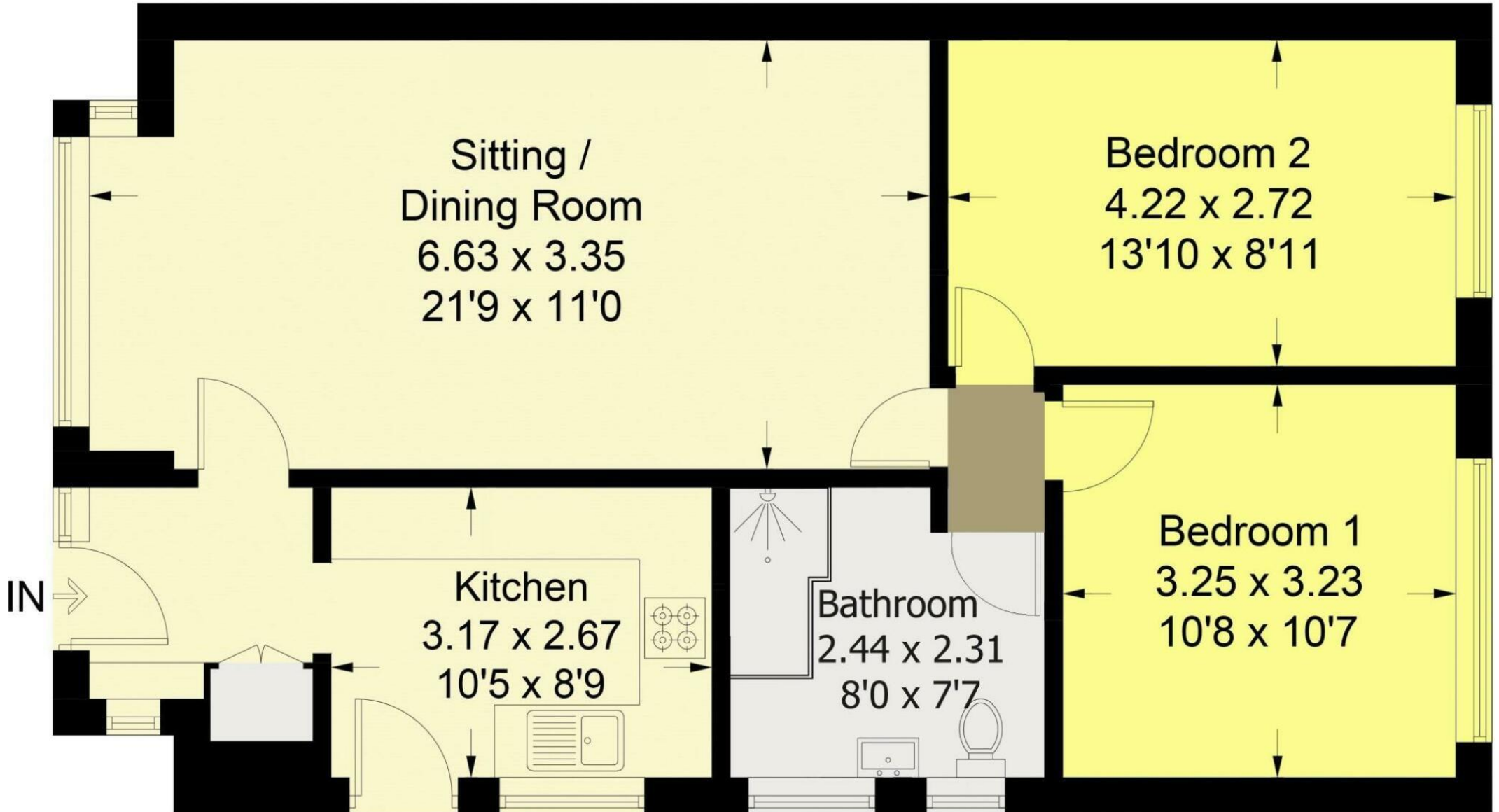
Front Gardens: Potential for driveway (subject to consents). Laid to lawn, with block paved patio area and path to side access and front door.

Garage: located in a nearby compound, potential for parking outside (not confirmed) Up and over door.

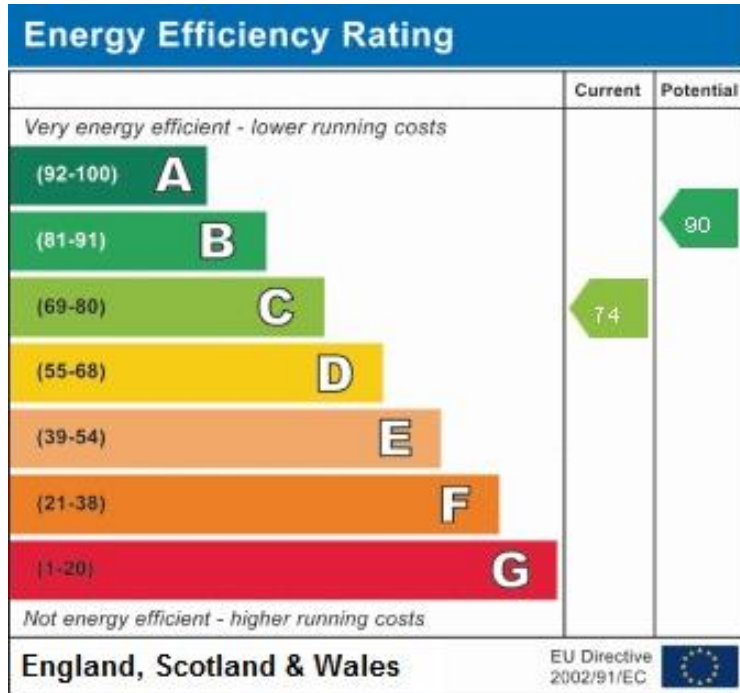


Penlands Vale, Steyning, BN44

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft







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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