



Osborn
Frankling

Abbey Road, Bramber Steyning, West Sussex BN44 3SQ

Offers in Excess of £650,000 (Freehold)

Four Bedroom Detached House

Renovated and Extended

Gas Fired Central Heating | South Facing Rear Gardens

Garage and Parking | Lounge with Log Burner

Open Plan Kitchen & Dining Room | Re-Wired

Total Floor Area: 155.6 Sq.M / 1675 Sq.Ft

Osborn Frankling are delighted to offer for sale this four-bedroom detached house, within easy reach of Steyning Primary & Grammar Schools, Steyning Town Football Club and the Leisure Centre. The property is situated on a corner plot and enjoys open views. The property has been completely renovated and extended. Accommodation comprises: Entrance Hall, cloakroom, lounge, open plan kitchen/dining room, separate utility room. To the first floor there are four bedrooms, with an en-suite to bedroom one. Family bathroom, with bath and separate shower enclosure. Outside there is a beautifully presented south facing rear garden, tarmac driveway and garage.

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: Front door leading to:

Entrance Hall: Radiator. Stairs to first floor, with bespoke fitted cupboards. Access to garage.

Cloakroom: Countertop sink set in a vanity unit. Concealed cistern WC. Double-glazed window to front aspect. Tiled walls.

Lounge: Double-glazed windows to front & side aspect. Television point. Radiator. Log burner.

Open Plan Kitchen/Dining Room: Comprising a range of grey high gloss wall and base units, with leathered Granite work surfaces. Neff eye-level double steam oven. Combination microwave, with oven and grill. Warming drawer. Gas hob, with extractor fan over. Inset Butler sink and drainer, with boiling & mixer taps. Integrated Bosch dishwasher, and full-length fridge. Tiled walls. Double-glazed window. Underfloor heating throughout. **Dining Area:** Bi-folding door to rear garden. Television point.

Utility Room: Comprising a range of grey high gloss wall and base units, with larder cupboard. Sink and drainer unit, with mixer tap. Space for: washing machine and tumble dryer and fridge freezer.

Stairs to first floor landing: Sky light. Airing cupboard. Doors to:

Bedroom 1: Two double-glazed window to front aspect. Two double built-in wardrobe cupboards.

En-suite: Wash hand basin set in a vanity unit. Concealed cistern W.C. Shower enclosure. Tiled walls. Heated towel rail. Under floor heating. Double-glazed window.

Bedroom 2: Double-glazed window to rear aspect.

Bedroom 3: Two double-glazed window to rear aspect. Built-in wardrobe cupboard. Adjoining door with bedroom 4.

Bedroom 4/ Study: Double glazed window to side aspect. Adjoining door to bedroom 3.

Bathroom: Wash hand basin set in a vanity unit. Concealed cistern W.C. Panelled bath. Shower enclosure. Tiled walls. Heated towel rail.



Outside:

South Facing Rear Graden: Limestone patio area leading to steps to raised lawned area, with mature plants, trees and shrubs. Walled pond, with water feature. Separate area, with plumbing and power for hot tub. Side access gate.

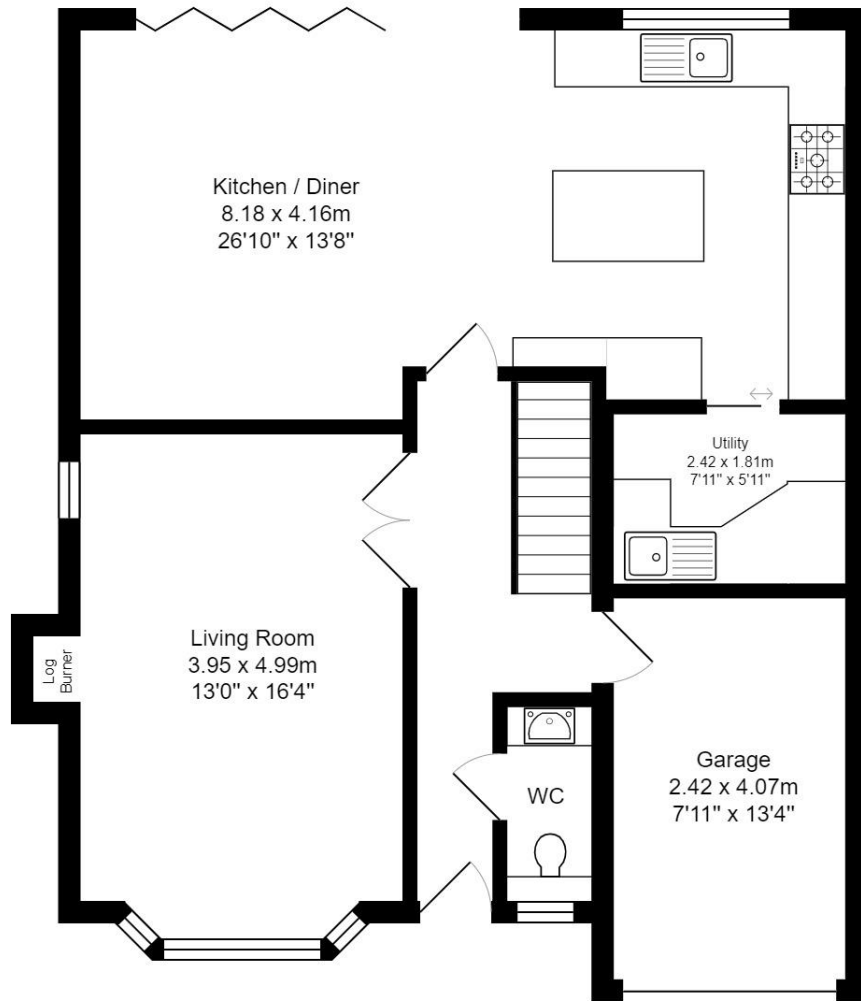
To Front

Tarmac Driveway: Screened by hedging and planted beds, providing parking for two vehicles.

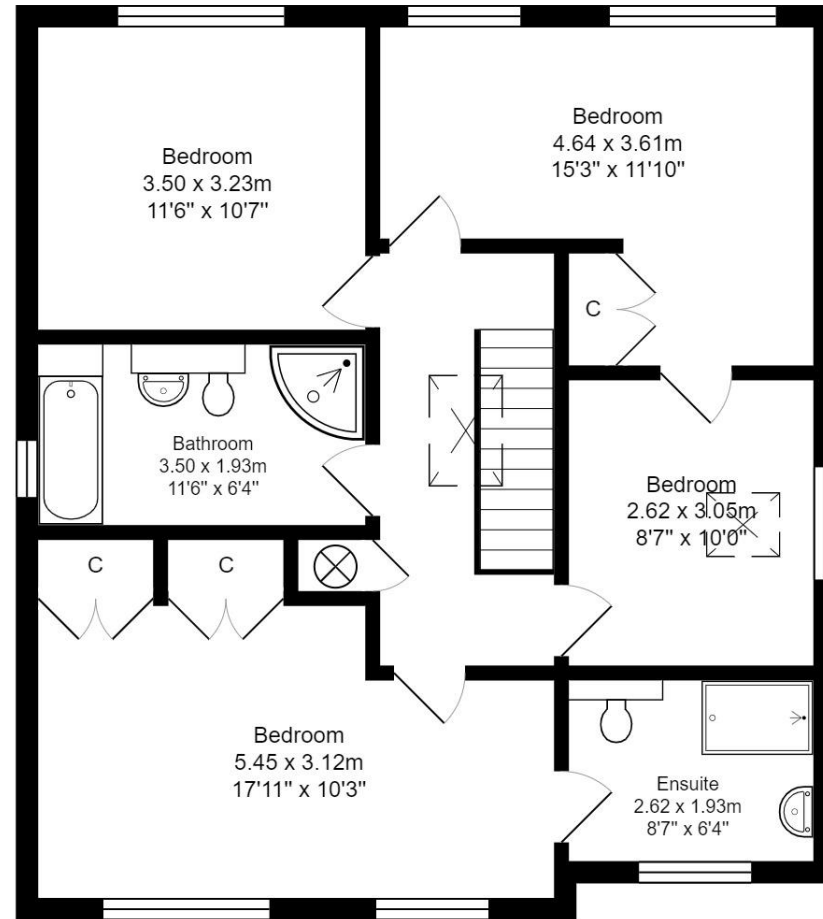
Garage: Electric roller door. Wall mounted boiler.

Council Tax Band: F





Area: 79.4 m² ... 855 ft²



Area: 76.1 m² ... 820 ft²


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Total Area: 155.6 m² ... 1675 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(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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