



Osborn  
*Frankling*

Greenleaves, Clays Hill, Bramberr West Sussex BN44 3XA

Offers in Excess of: £260,000 (Leasehold)

- **Two Bedroom Ground Floor Flat**
- **Gas Fired Central Heating**
- **Gated Entrance Complex**
- **Attractive Communal Gardens**
- **En-suite to Master Bedroom**
- **Allocated Parking and Visitor Parking**
- **New Combi Boiler 2019**
- **Total Area Approx: 60.7 Sq.M/653 Sq.Ft**

Two-bedroom ground floor apartment, built in 2002, and set in an attractive gated development, with well managed communal gardens. The accommodation comprises: entrance hall, sitting room, with Juliette balcony, fitted kitchen, two double bedrooms, with En-suite shower room to bedroom 1, and separate bathroom. There is an allocated parking space plus visitors parking and a cycle shed.

The property is situated in Bramber, with close proximity to Steyning. 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:** Communal front door.

**Entrance Hall:** Radiator. Storage cupboard. Cupboard housing boiler (new 2019). Entry phone system.

**Sitting Room:** Radiator. Double-glazed patio doors with Juliette balcony overlooking the communal gardens.

**Bedroom 1:** Double-glazed window to front aspect. Radiator. Fitted wardrobe. Door to:

**En-suite Shower Room:** Shower enclosure. W.C. Wash hand basin set in a vanity unit. Radiator.

**Bedroom 2:** Double-glazed window to front aspect. Radiator. Fitted wardrobe cupboard.

**Bathroom:** Panelled bath, with mixer taps. Wash hand basin set in a vanity unit. Low level W.C. radiator.

**Outside:**

Communal Gardens  
Allocated Parking Space and Visitors Parking  
Cycle Shed and Bin Store

**Agents Notes:**

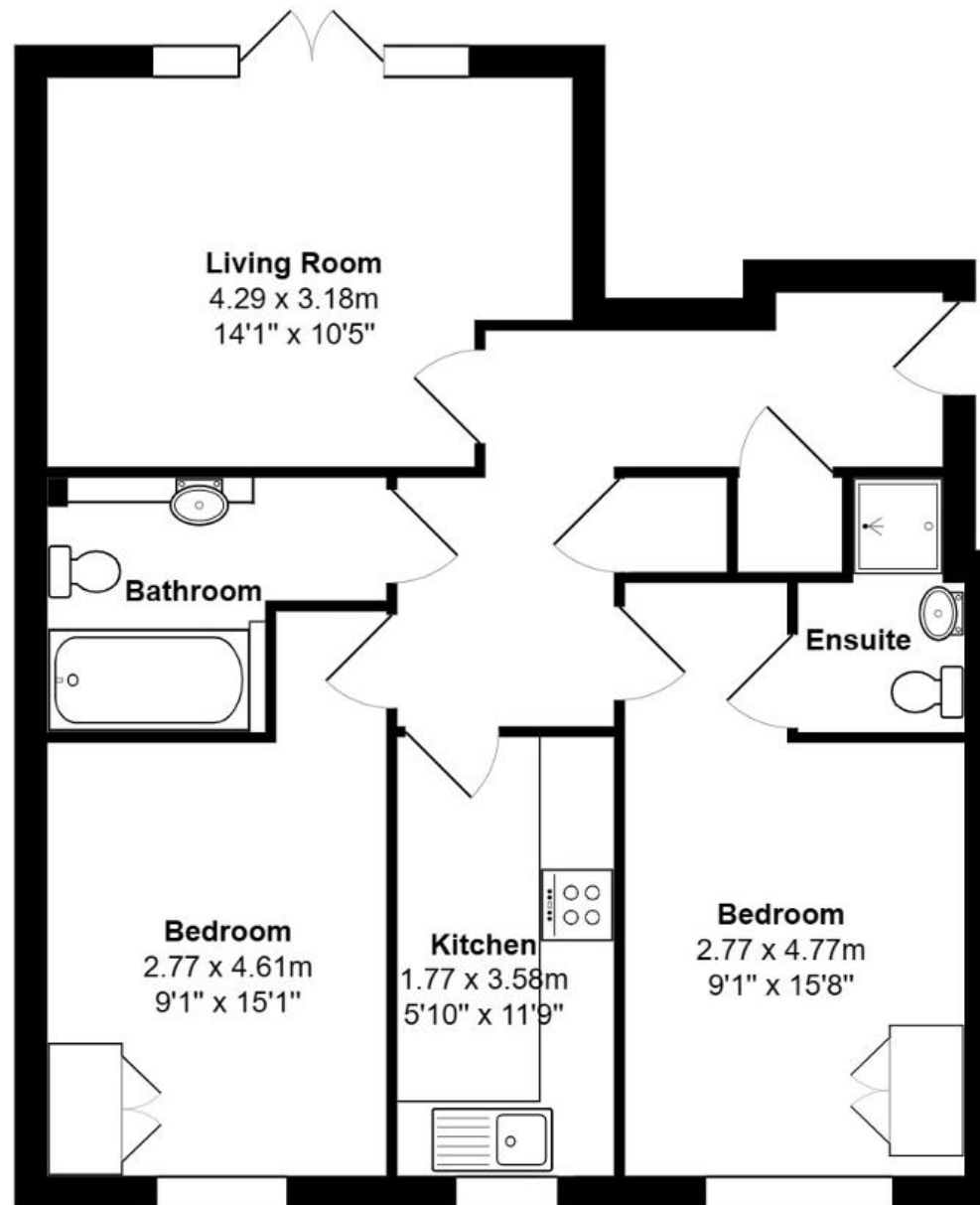
**Lease:** Approximately 103 Years Remaining

**Maintenance:** Approximately £2,638 PA

**Ground Rent:** Approximately £175.00

**Review %:** 10%

**Council Tax Band 'D'**



Total Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## 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>	82	86
(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.*