



Osborn
Frankling

Farnefold Road, Steyning, West Sussex BN44 3SN

Offers in Excess of £595,000 (Freehold)

Four Bedroom Detached House

Gas Fired Central Heating | Combi Boiler Installed 2021

Kitchen/Dining Room | Utility Room | Dual Aspect Lounge Room, with Feature Fireplace

En-Suite to Bedroom 1 | Double Garage and Ample Parking

Planning Permission for Side and Rear Extension (Lapsed) DC/21/0052

Total Floor Area: 142.3 sq m/1531 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 comprises: lounge room, with feature fireplace and patio doors leading to rear garden. Kitchen/dining room, separate utility room and cloak room. Four first floor bedrooms, with En-suite to bedroom 1 and family bathroom. The property also benefits from good sized rear garden, double garage and ample parking to front. The property has planning permission for a side and rear extension (lapsed) DC/21/0052

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: Wooden front door leading to:

Entrance Hall: Radiator. Double-glazed window to side. Stairs to first floor landing:

Lounge: Dual aspect, with double-glazed bay window to front and patio doors and single window to rear. Feature cast iron, open fireplace, with wooden surround. Television point. Radiators. **Study Area:** Understairs cupboard and built-in desk, with shelving above.

Kitchen/Dining Room: Comprising a range of wall and base unit, with laminate work surfaces. Freestanding electric oven, with electric hob and extractor fan over. One and a half sink and drainer unit, with mixer taps. Space for dishwasher and fridge. Radiator. Tiled walls. Double-glazed window to front. Telephone point. Breakfast bar. **Dining Area:** Double-glazed window to rear.

Utility Room: Comprising a range of wall and base units, with laminate work surfaces. Sink and drainer unit, with mixer taps. Space for washing machine, tumble dryer, fridge/freezer. Double-glazed window to front. Tiled walls. Door to sided access and garage.

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

Bedroom 1: Radiator. Double-glazed window to front. Double wardrobe cupboards. Television point. Door to:

En-suite: Wash hand basin set in a vanity unit. Concealed cistern W.C. Bath, with shower over. Tiled walls. Radiator/heated towel rail.

Bedroom 2: Radiator. Double-glazed window to rear. Wardrobe cupboard. Radiator.

Bedroom 3: Radiator. Double-glazed window to front. Wardrobe cupboard.

Bedroom 4: Radiators. Double-glazed window rear. Wardrobe cupboard. Television point.

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



Outside:

Rear Garden: Mainly laid to lawn and enclosed by fencing and trees, with mature planted beds with shrubs, bushes. Full length patio area. Shed.

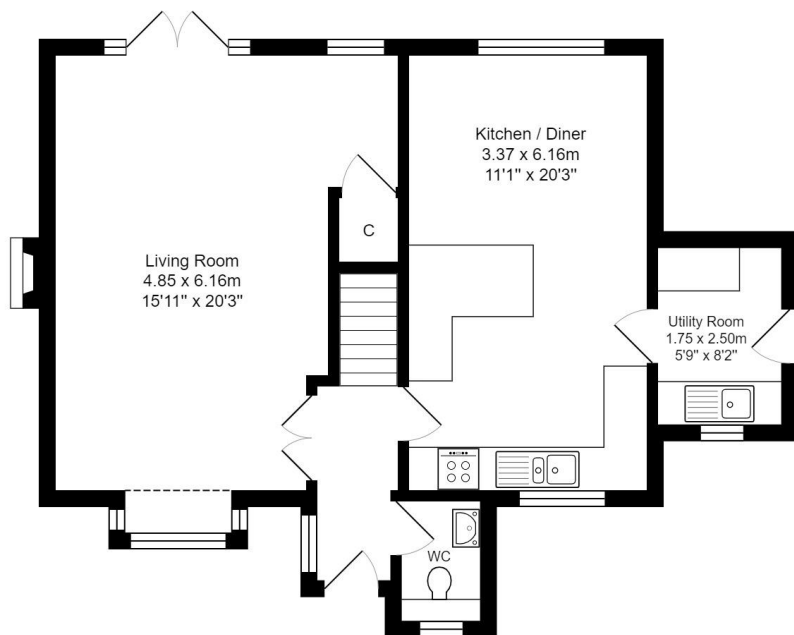
Front Garden: Box hedges and path to front door. Mature trees screening neighbours to side.

Double Garage: Roller electric door. Power and Light. Window. **Driveway:** Laid to Shingle and parking for 4/5 vehicles.

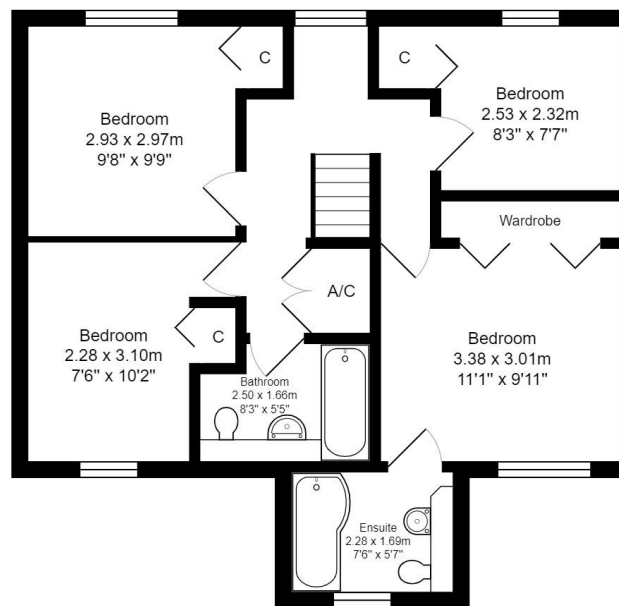
Agents Notes

EPC Rating: 'D' **Tax Band: E**

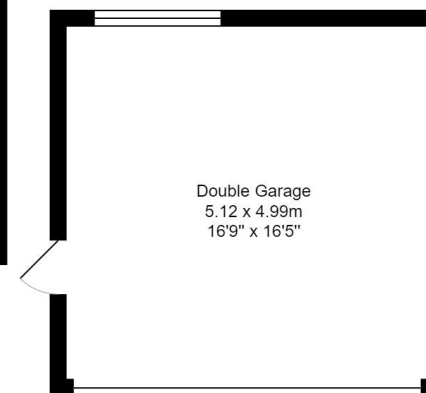




Area: 60.9 m² ... 655 ft²



Area: 55.8 m² ... 601 ft²



Area: 25.5 m² ... 275 ft²

Farnefold Road, Steyning, BN44 3SN

Total Area: 142.3 m² ... 1531 ft²

All measurements are approximate and for display purposes only.

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Osborn Frankling Estate Agents

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Viewing: Strictly Through Osborn Frankling

Please call/ Email: 01903 814888/ info@sellinghomes.co.uk - 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.



