



Osborn
Frankling

Henderson Walk, Steyning, West Sussex BN44 3SG

£350,000 (Freehold)

- **Two-bedroom Terrace House**
- **No Onward Chain**
- **Separate Lounge**
- **Kitchen, Dining & Living Room (2022)**
- **South Facing Rear Garden**
- **Two Allocated Parking Spaces**
- **Within Easy Reach of Steyning Schools**
- **New Gas Boiler 2021**
- **Utility & Cloaks Room**
- **Total Area Approx: 67.1 Sq.M/ 722 Sq.Ft**

Osborn Frankling are delighted to offer for sale this attractive two-bedroom terrace house constructed in the 1990s. The property has recently had a kitchen extension giving an open plan living, kitchen, dining and a separate utility/ cloaks room. The accommodation comprises: lounge, kitchen, dining and living room, utility/ cloaks room, two bedrooms and bathroom. The south facing rear garden is laid to patio with mature plants, shrubs and bushes. Two allocated parking spaces.

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.

Wooden Front door leading to:

Living Room: Radiator. Double-glazed window to front aspect. Stairs to first floor.

Kitchen Area: Comprising a range of wall and base units, with quartz worksurfaces. Eye-level oven and gas hob, with extractor fan over. Integrated microwave. Ceramic butler sink with mixer taps. Integrated fridge/freezer. Tiled walls. Breakfast bar.

Dining & Living Area: Patio doors to rear garden. Radiator.

Utility/ Cloak Room: Heated towel rail/ radiator. Laminate work surface. WC. Space for washing machine & tumble dryer. Double-glazed window with shutters.

Stairs to first floor landing: Access to partly boarded loft, with pull down ladder.

Bedroom 1: Radiator. Double-glazed window to front aspect. Built-in wardrobe cupboard.

Bedroom 2: Radiators. Double-glazed windows to front aspect.

Bathroom: Panelled bath. Wash hand. Push button W.C. Radiator. Double-glazed windows. Tiled Walls. Fitted cupboard housing the boiler.

Outside:

Parking: Allocated two spaces.

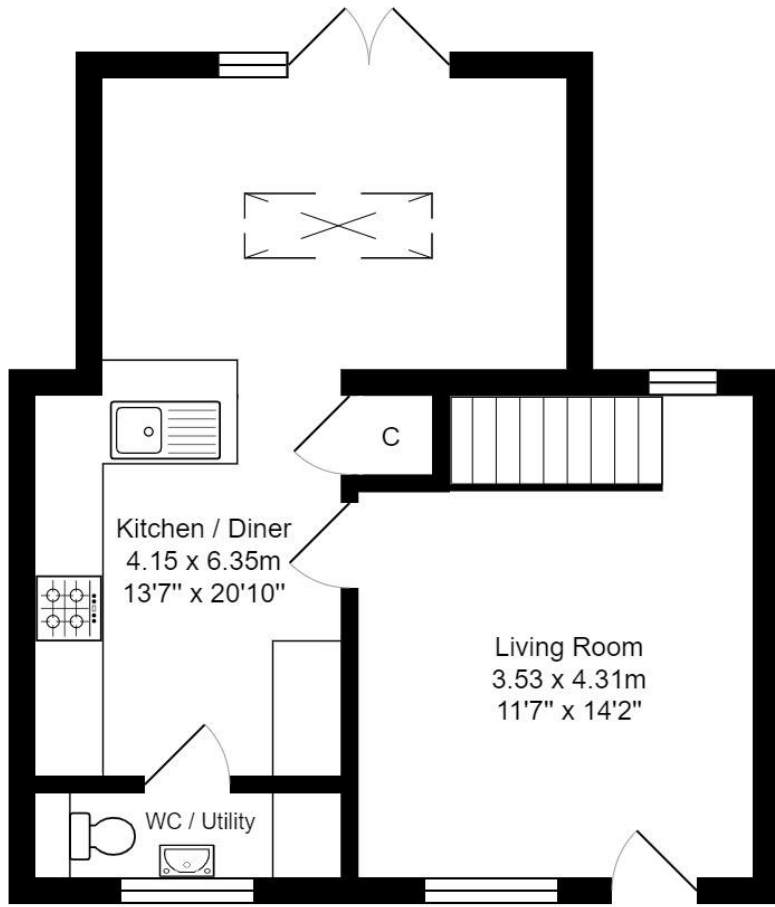
Front Garden: laid to shingle with bushes and bay tree. Path to front door.

South Facing Rear Garden: Laid to limestone patio, with planted beds. Rear access gate.

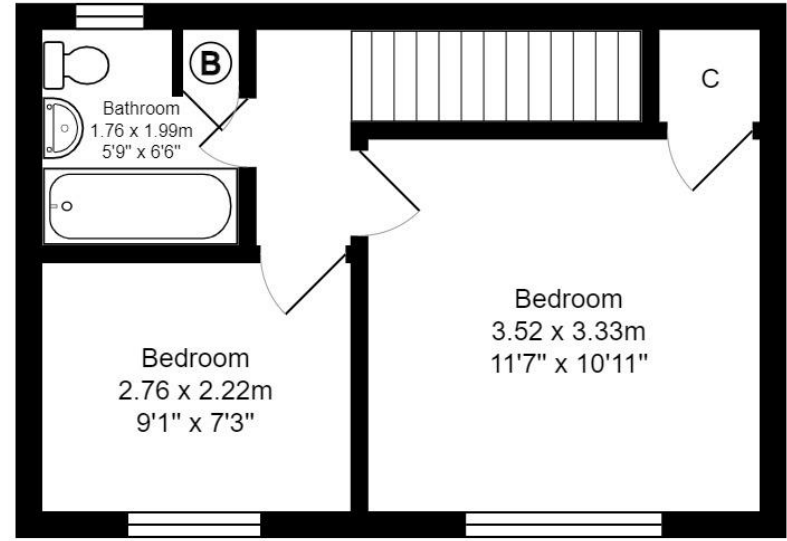
Agents Notes:

Council Tax Band 'C'

EPC Rating: C



Area: 39.5 m² ... 425 ft²



Area: 27.7 m² ... 298 ft²

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Total Area: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only.

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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.