



Osborn
Frankling

Mount Park, Steyning, West Sussex BN44 3PD

£170,000 (Perpetual Lease)

- **Two Double Bedroom Detached Park Home**
- **Over 50's Age Restricted**
- **Kitchen & Dining Room**
- **South Facing Garden**
- **Allocated Parking Spaces**
- **Within Easy Reach of Steyning High Street**
- **Gas Boiler**
- **Utility/ Rear Porch**

Osborn Frankling are delighted to offer for sale this attractive two double-bedroom Park Home for the over 50's. The property is offered on a generous plot with gardens to all four sides. The accommodation comprises: entrance hall, lounge, kitchen/ dining room, utility/ porch room, two bedrooms and bathroom. The south facing rear garden is laid to patio with lawned area, mature plants, shrubs and bushes, further garden areas to the sides and front. Allocated parking spaces and bin area.

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.

UPVC Front door leading to:

Entrance Hall: Storage cupboard. Doors to:

Living Room: 17'10 x 10'8 (5.44m x 3.25m). Radiator. Double-glazed window to front aspect and side. Feature fireplace.

Kitchen/ Dining Room: 18'7 x 8'6 (5.67m x 2.59m). Comprising a range of wall and base units, with laminated worksurfaces. Electric oven and gas hob, with extractor fan over. One and half bowl sink and drainer unit. Built in cupboard for gas boiler and storage. Two double-glazed windows to side and rear gardens. UPC patio door to porch area.

Utility/Rear Porch: 6'2 x 3'0 (1.88m x 0.92m). Double-glazed window. Door to rear garden. Space for fridge freezer.

Bedroom 1: 9'6 x 7'10 (2.90m x 2.39m). Radiator. Double-glazed window to front aspect. Built-in double wardrobe cupboard. Fitted side and dressing tables.

Bedroom 2: 10'3 x 7'6 (3.13m x 2.29m). Radiators. Double-glazed windows to rear aspect. Built-in wardrobe cupboard.

Bathroom: 6'7 x 5'6 (2.01m x 1.68m). Panelled bath. Wash hand. W.C. Radiator. Double-glazed windows. Tiled Walls.

Outside:

Parking: Allocated space.

Front Garden: Path and steps to front door. Patio area. Laid to lawn with planted beds.

South Facing Rear & Side Gardens: Laid lawn with planted beds and patio area.

Agents Notes:

Council Tax Band 'A'

Ground Rent: £192.62 Per Calendar Month – being reviewed January 2025

EPC Rating: 'Exempt'



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

Registered Office: 41 Brunswick | Shoreham | West Sussex | BN43 5Wa | 01903 814888



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.