



Osborn
Frankling

Rosemary Avenue, Steyning, West Sussex BN44 3YS

£600,000 (Freehold)

- **Three-bedroom Detached Bungalow**
- **No Onward Chain**
- **South Facing Garden to the Side**
- **Garage and parking for 3 Vehicles**
- **Within Easy Reach of Steyning High Street**
- **Gas Fired Central Heating**
- **Lounge with Separate Dining Area**
- **Sought After Location**
- **Total Area Approx: Sq.M/ Sq.Ft**

Osborn Frankling are delighted to offer for sale this attractive three-bedroom detached bungalow constructed in the 1960s. Location a short walk away from Steyning High Street, and the Riverbank. The accommodation comprises: Entrance porch, hallway, kitchen, lounge with separate dining area, cloaks room/ WC, two double bedrooms and a study or bedroom 3 and shower room/ utility room. Beautifully presented gardens which are laid to lawn and patio with mature plants, shrubs, bushes and trees. Summer house and shed to the rear. 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.

UPVC Front door leading to:

Porch: Double-glazed windows. Radiator.

Entrance Hall: Build in storage/ meter cupboards. Radiator. Doors to:

Kitchen Area: Comprising a range of wall and base units, with laminated worksurfaces. Eye-level oven and gas hob, with extractor fan over. One and a half sink and drainer unit with mixer taps. Spaces for: fridge and freezer and dishwasher.

Lounge: Radiator. Double-glazed bay window to side aspect. Feature gas fireplace with wooden surround. Opening to:

Dining Area: Double-glazed window and Patio doors to garden. Radiator.

Cloak Room: Radiator. Concealed cistern WC. Wash hand basin set in a vanity unit. Fitted cupboards. Double-glazed window.

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

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

Bedroom 3/ Study: Double-glazed window and Patio doors to garden. Radiator.

Bathroom / Utility: Shower enclosure. Concealed cistern WC. Wash hand set in a vanity unit. Radiator. Double-glazed window. Tiled Walls. Space and plumbing for washing machine & tumble dryer.

Outside:

Parking for 3 vehicles.

Garage: with up and over door.

Garden: Surrounding all four side of the property with a mixture of landscaped lawned areas, patio areas and well planted and presented beds with mature trees and bushes.

Agents Notes:

Council Tax Band: E

EPC Rating: C



Osborn Frankling Estate Agents



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.