



Osborn  
*Frankling*

**Laines Road, Steyning, West Sussex BN44 3LL**

**£775,000 (Freehold)**



## Traditional 1930's Eyebrow House

Complete New Gas Fired Central Heating System 2017 | Large West Facing Garden with Views of the South Downs

Kitchen/Dining & Living Room Extended 2019 | Utility Room

Ground Floor Cloak Room | Two Garages, Ample Parking to the Front & Rear

Planning Permission for Further Side Extension | NEW Double-glazed windows and Doors 2021

Total Floor Area: 173.2 sq m/ 1865 sq ft

Osborn Frankling are delighted to offer for sale this traditional 1930's Eyebrow house. Located within easy reach of the Lower Horseshoe and South Downs, Steyning High Street and Memorial Playing Field. The property has been recently extended offering open plan living accommodation, and planning permission for a further double storey side extension (planning reference SBC/17/2414). The property comprises: Entrance hall, open plan – living room, dining and kitchen with patio doors leading to rear garden, utility room, cloak room, ground floor bedroom 4 or second reception room. Three first floor bedrooms and a family bathroom. The property also benefits from large rear garden, two garages and ample parking to front & rear, with a workshop/ studio.

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:** Composite front door leading to:

**Entrance Hall:** Stairs to first floor. Understairs cupboard. Radiator. Karndene flooring throughout the ground floor.

**Open Plan Living Accommodation: Kitchen Area:** Comprising base units with black Quartz worksurfaces and central island with butler sink. Space for: Range gas hob & electric oven with extractor fan over. Double sink with drainer. Spaces for: dishwasher and double fridge freezer. Walk-in pantry/ storage area. **Dining Area:** Built-in storage cupboard. Log burner (2020). **Lounge Area:** Double-glazed windows and patio doors both with integral blinds. TV point. **Door to:**

**Utility Room:** Comprising base units with space for washing machine. Sink and drainer unit. Doors to rear garden and garage.

**Cloak Room:** Wash hand basin. W.C. Double-glazed window. Tiled walls.

**Bedroom 4/ Second Reception Room:** Double- glazed window. Radiator.

**Stairs to first floor landing:** Access to loft space via pull down ladder. Doors to:

**Bedroom 1:** Double- glazed window with views of the South Downs. Radiator. Sliding wardrobe cupboards.

**Bedroom 2:** Double- glazed window with views of the South Downs. Radiator. Two built-in wardrobe cupboards.

**Bedroom 3:** Double- glazed window. Radiator.

**Family Bathroom (New 2023):** Sink set in a vanity unit. Concealed cistern WC. Bath with shower over. Tiled walls and flooring. Heated towel rail/ radiator. Double- glazed window with integral blinds.





## Outside:

**Front Garden:** Mostly laid to lawn with mature plants, shrubs, trees and screened by bushes.

**Parking:** Hard standing for 3/4 vehicles at the **Front**. At the **Rear** there are double gates accessed by a private track off Newham Lane – parking for caravan, and approximately 4 vehicles.

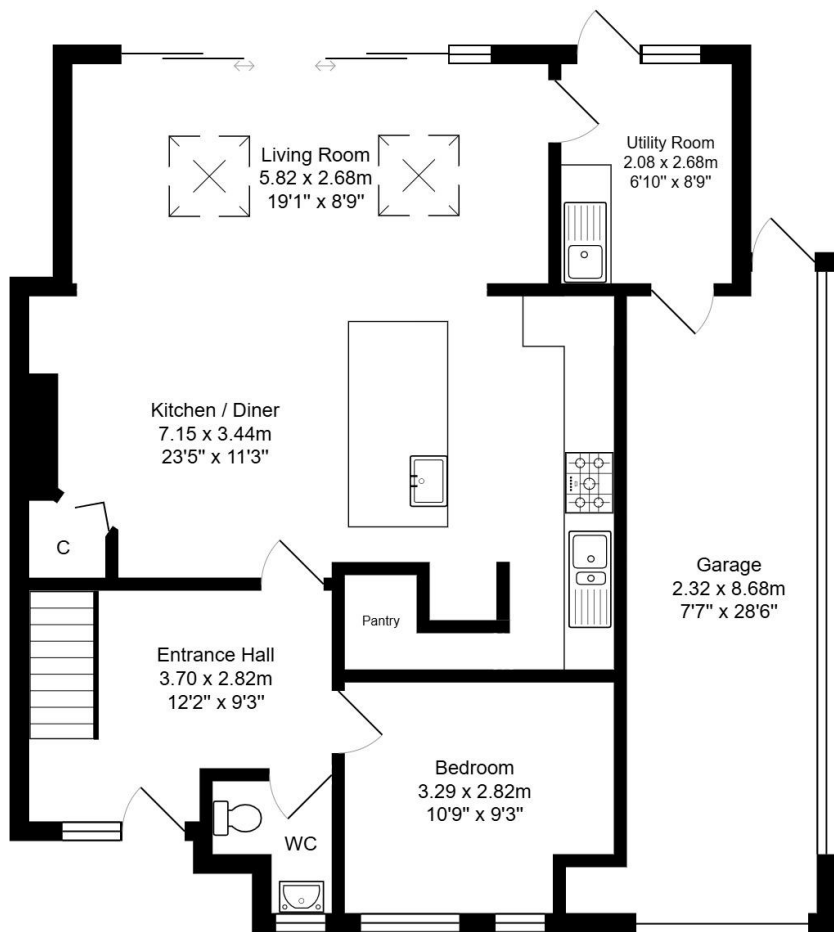
**Garages:** **Front** garage has up and over door with power and lighting. **Rear** garage has up and over door, power and lighting and is accessed via the rear entrance.

**Workshop/Studio:** Timber framed construction with power, lighting and double-glazed window.

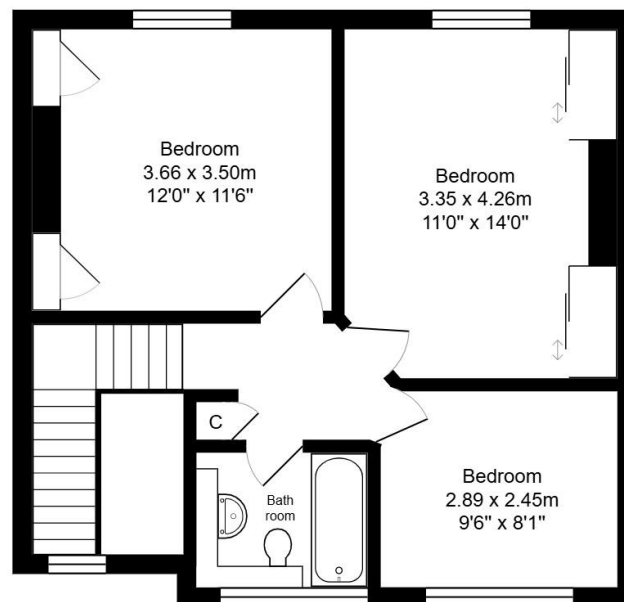
## Agents Notes

**EPC Rating: 'D'      Tax Band: F**

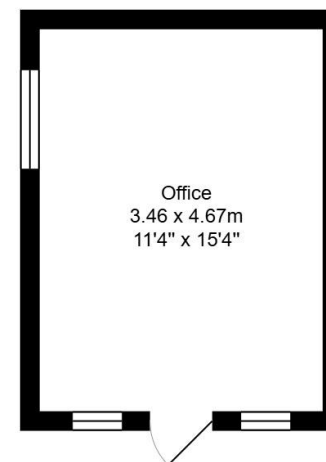




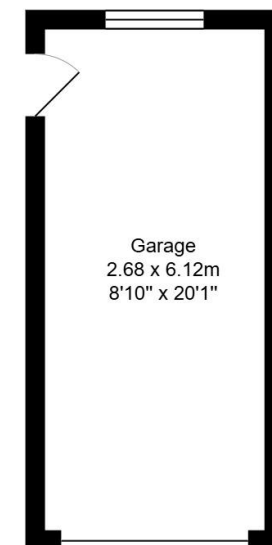
Area: 92.7 m<sup>2</sup> ... 998 ft<sup>2</sup>



Area: 48.0 m<sup>2</sup> ... 516 ft<sup>2</sup>



Area: 16.1 m<sup>2</sup> ... 174 ft<sup>2</sup>



Area: 16.4 m<sup>2</sup> ... 177 ft<sup>2</sup>

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Total Area: 173.2 m<sup>2</sup> ... 1865 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

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**Viewing: Strictly Through Osborn Frankling**

**Please call/ Email: 01903 814888/ [info@sellinghomes.co.uk](mailto: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.*





