



**OSBORN
FRANKLING**

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Twittenside, Steyning, West Sussex BN44 3TW

£775,000 (Freehold)

Four Double Bedroom Detached House

**Parking with Electric Charging Point | Close Proximity to the High Street | New Kitchen |
Two Reception Rooms | Two Bathrooms | Views of the South Downs | West Facing Garden
Floor Area Approx 165.3 Sq.M/ 1779 Sq.Ft**

Nightingale House is one of Three prestigious detached properties built in 2001, this property is built on the largest plot benefiting a secluded position set with a large west facing rear garden, parking for two vehicles one with electric charging point and a garage with electric door. Twittenside is located just off Penfold Way a sought after road in the Penlands Estate. A short walk down the twitten allows easy access to Steyning High Street and local amenities.

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: Porch area leading to a wooden glazed front door.

Entrance Hall: Radiator. Door to garage. Stairs to first floor landing. Doors to:

Living Room: Feature stone fireplace, with electric fire. Radiator. TV & Telephone points. Double-glazed dual aspect windows. Patio door to rear garden.

Dining/Family Room: Radiator. Double-glazed dual aspect windows. Patio doors to conservatory. Marble feature fireplace with electric fire. TV & Telephone points.

Conservatory: Double-glazed windows and patio doors to rear garden. Radiator.

Kitchen/ Breakfast Room: Comprising a range of wall and base units with white gloss finish, with Corian work surfaces. Eye level electric oven & microwave oven, with induction hob and extractor fan over. One and a half bowl sink and drainer, with mixer taps. Integrated dishwasher and full height fridge. Tiled floors. Double-glazed dual aspect windows. Radiator.

Utility Room: Comprising a range of wall and base units with solid Teak worktops. Butler sink. Tiled floor. Radiator/ towel rail. Spaces for washing machine and tumble dryer. Stable door to side access and rear garden.

Cloakroom: Low level W.C. Wash hand basin set in a vanity unit. Radiator/ towel rail. Tiled floor.

First floor landing: Access to partly boarded loft.

Bedroom 1: Dual aspect with double-glazed windows to front. Built-in wardrobe cupboards. Radiator. TV & Telephone points. Door to:

En-suite Shower Room: Twin wash hand basin set in a vanity unit. Concealed cistern W.C. in vanity unit. Shower Enclosure. Double-glazed window to side. Tiled walls and floor. Radiator/heated towel rail.

Bedroom 2: Radiator. Double-glazed window to rear. TV & Telephone points.

Bedroom 3: Radiator. Double-glazed window to front. TV & Telephone points.

Bedroom 4: Radiator. Double-glazed window to rear. TV & Telephone points.

Family Bathroom: Shower enclosure. Low level W.C. Pedestal wash hand basin. Panelled bath. Tiled walls and floors. Heated towel rail/radiator. Double-glazed window to rear.



OUTSIDE

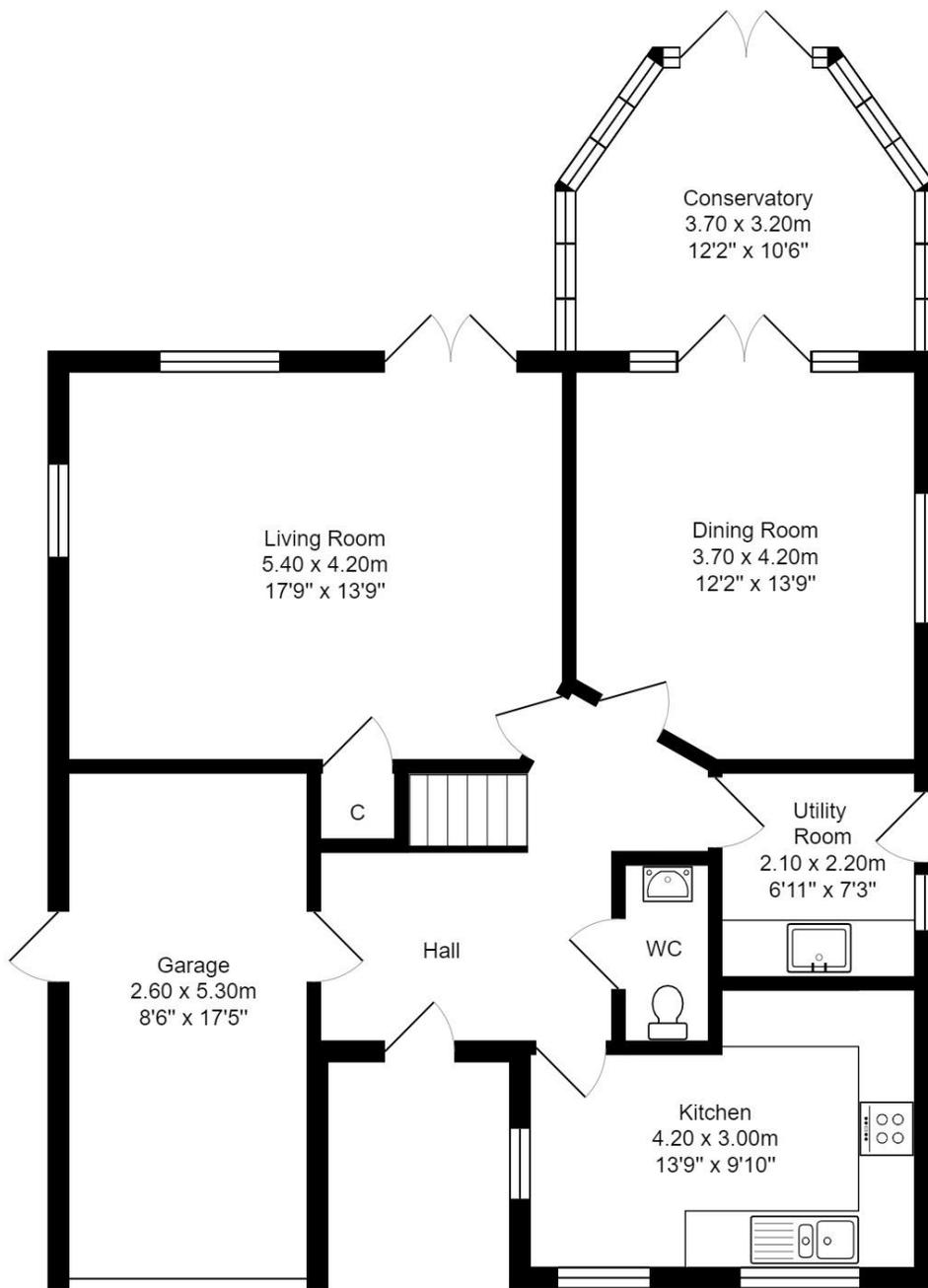
West Facing Rear Garden: Secluded garden mainly laid to lawn with mature trees, bushes and shrubs. Large patio area with brick built BBQ's. Two sheds, a Green House and three raised vegetable patches. Access on both sides with direct access to the garage and utility room.

Front Garden: Mainly laid to lawn with a planted flower bed.

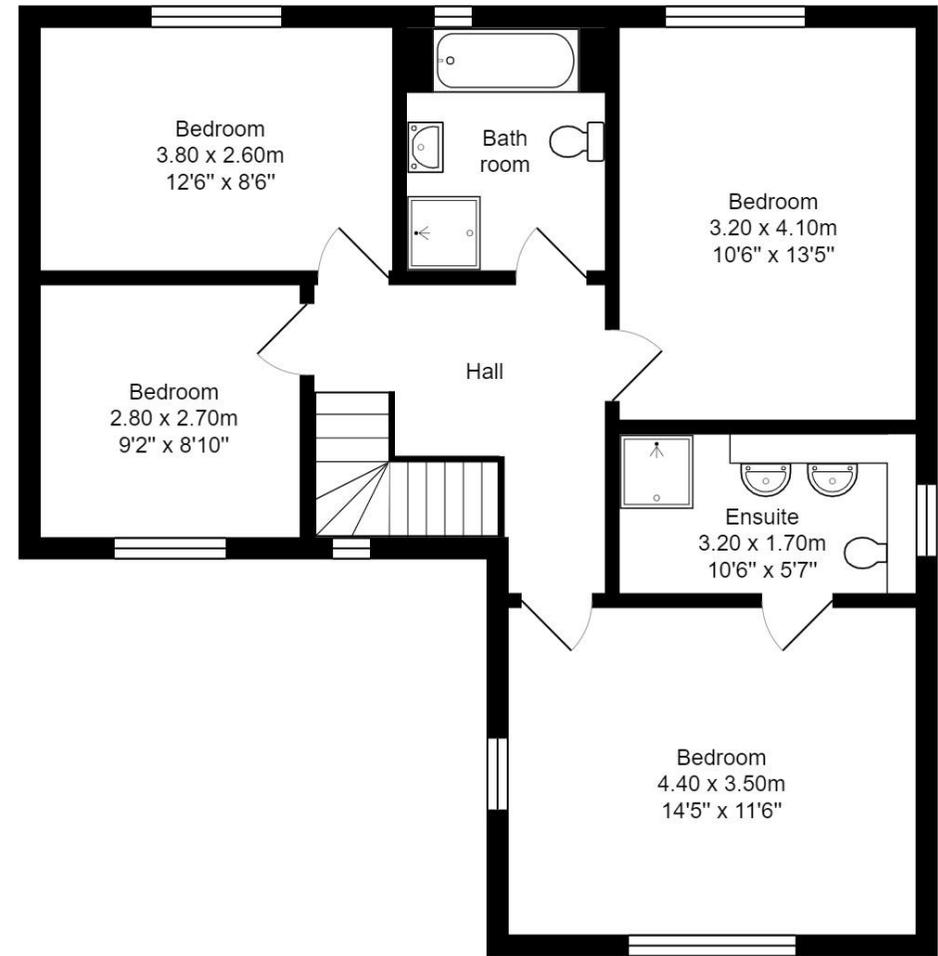
Parking: block paved parking for two vehicles one with an Electric "Pod Point" (vehicle charging).

Garage: Electric roller door. Power and lighting. Housing the central heating system with hot water cylinder and gas boiler.





Ground Floor



First Floor

Nightingale House, Twittenside, Penfold Way, Steyning, BN44 3TW

Total Area: 165.3 m² ... 1779 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 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.

Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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