



**OSBORN
FRANKLING**

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Coombe Drove, Bramber, Steyning, West Sussex BN44 3PW

Offers In Excess of: £950,000 (Freehold)

**Five/Six Bedroom Detached House | Driveway Leading to Detached Garage | Kitchen/ Breakfast Room
Large Living/ Dining Room | Downstairs Bedroom with En-suite | Views Over Steyning & The Weald
South Westerly Rear Garden | Heat Pump & Solar Panels
Total Floor Area: 271.2 Sq.M / 2,919 Sq.Ft**

Osborn Frankling are delighted to offer this beautifully presented five/six bedroom detached house build in 1987 and owned ever since by the current owner. This property offers extensive family accommodation with far reaching views over Steyning and The Weald. The property has been recently modernised and offers an eco-friendly options to heating with an economical Heat Pump and Solar Panels which earn an income.

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 double-glazed front door.

Entrance Lobby: Karndean flooring. Oak double doors to **Hallway** with stairs to first floor. Understairs cupboard. Radiator.. Doors to:

Living/ Dining Room: Radiator. TV/ Telephone points. Feature gas fire place. Dual aspect double-glazed windows. Patio doors to rear garden.

Kitchen/ Breakfast Room: ‘Hamilton Stone Company’ cream farmhouse kitchen with Quartz work surfaces with matching bespoke made dining room table and dresser. Karndean flooring. Space for range cooker. Extractor fan. Integrated dishwasher. Two upright radiators. By-folding doors to rear garden. Dual aspect double-glazed windows. Butler sink and drainer with mixer taps and a ‘Franke’ boiling water tap.

Utility Room: Upright radiator. Karndean flooring. Wall and base units and Quartz work surfaces. Butler sink and drainer with mixer taps. Spaces for separate full length fridge & freezer, tumble dryer and washing machine. Double-glazed window to front aspect. UPVC door to side.

Family Room/ Bedroom 6 with Shower Room: Radiator. Double-glazed window to front. TV point. Inner lobby with door to: **Shower room:** Karndean flooring. Tiled walls. Radiator/ towel rail. Shower enclosure with rain shower head. Sink set in a vanity unit. Push button W.C.

Stairs to First Floor Landing: Cupboard housing hot water cylinder. Double storage cupboard. Double-glazed window overlooking Steyning and towards Henfield. Access to partly boarded loft with pull down ladder.

Bedroom 1: Dual aspect double-glazed windows overlooking the rear garden. Built-in cupboard and wardrobe cupboards. Radiator. TV point. Door to: **En-suite:** Twin wash hand basins set in a vanity unit. Concealed cistern W.C. Double length shower enclosure with rain shower head. Karndean Flooring. Radiation/ towel rail.

Bedroom 2: Radiator. Double-glazed window to front aspect. Fitted wardrobe cupboards. TV point.

Bedroom 3: Radiator. Double-glazed window to front. Views over Steyning and towards Henfield. Fitted wardrobe cupboards and side tables.

Bedroom 4: Radiator. Double-glazed window to front. Views over Steyning and towards Henfield. Built in wardrobe cupboards.

Bedroom 5: Radiator. Double-glazed window to side.

Family Bathroom: Karndean flooring. Tiled walls. Radiator/ towel rail. Shower enclosure with rain shower head. Sink set in a vanity unit. Concealed cisterns W.C. Panelled bath with wall mounted taps and shower attachment. Double-glazed window to side.

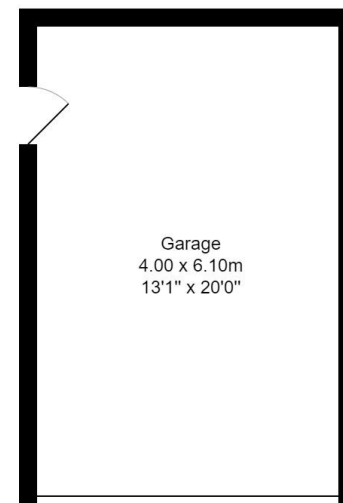
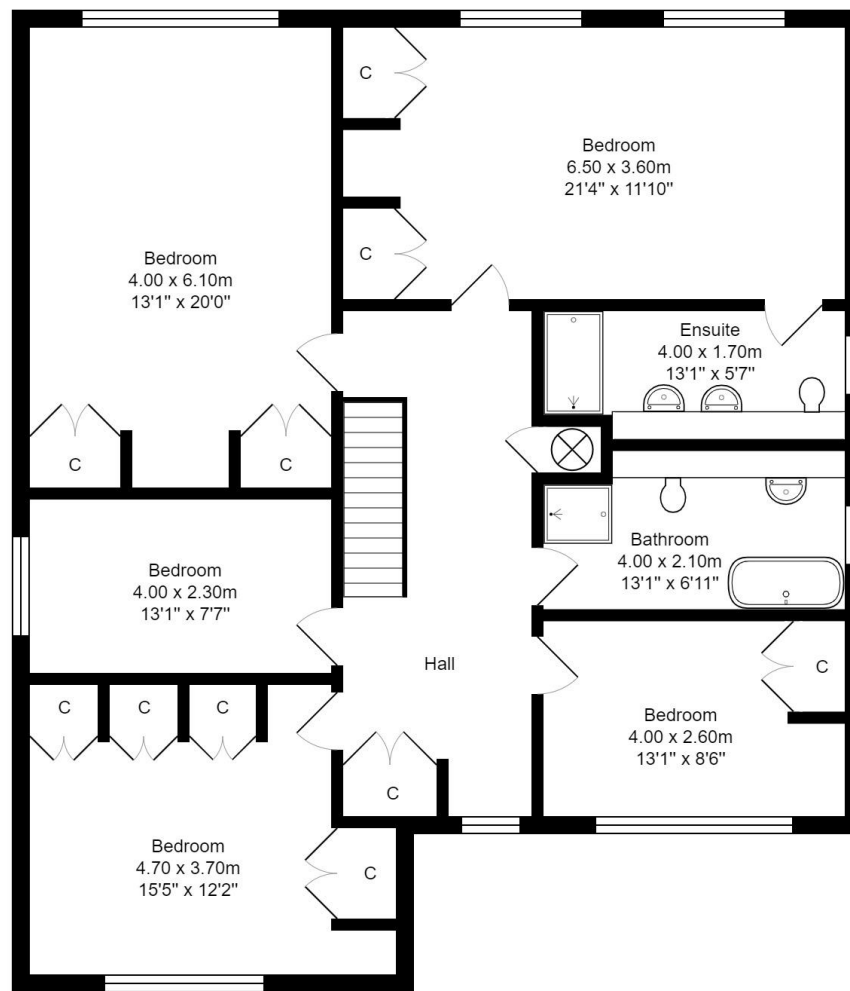
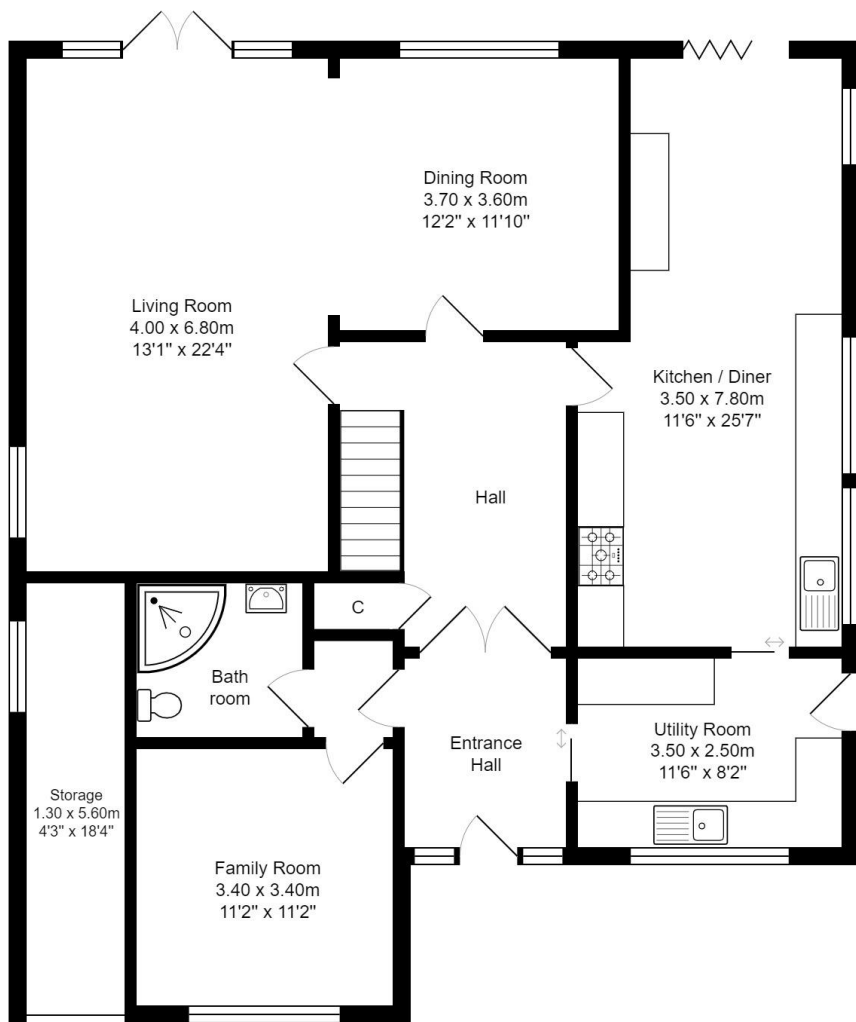
OUTSIDE:

South Westerly Facing Rear Garden: Large patio area leading to large well maintained sloping garden on the side of the south downs, terraced with Portland stone with many usual and unusual plants. The garden has several seating areas some with stunning views over The Weald, towards Steyning and beyond. There are two green houses, metal arbours and areas laid to lawn.

Front Garden: Landscaped and planed with sun loving plants.

Tarmacadam Driveway for multiple vehicles leading to: **Detached Garage** with electric up and over door, power and lighting.



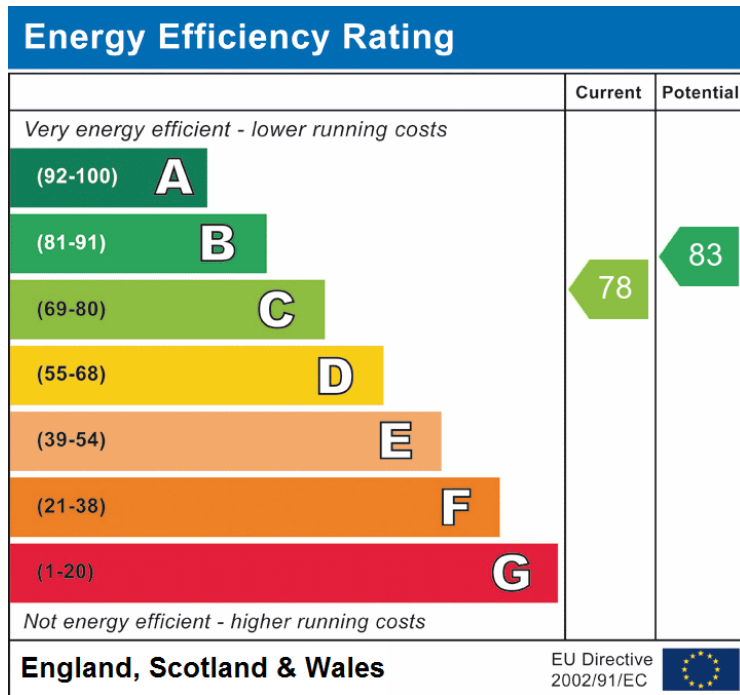


43 Coombe Drove, Bramber, BN44 3PW

Total Area: 271.2 m² ... 2919 ft²

All measurements are approximate and for display purposes only.





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

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