



**OSBORN
FRANKLING**

www.sellinghomes.co.uk

Rosemary Avenue, Steyning, West Sussex BN44 3YS

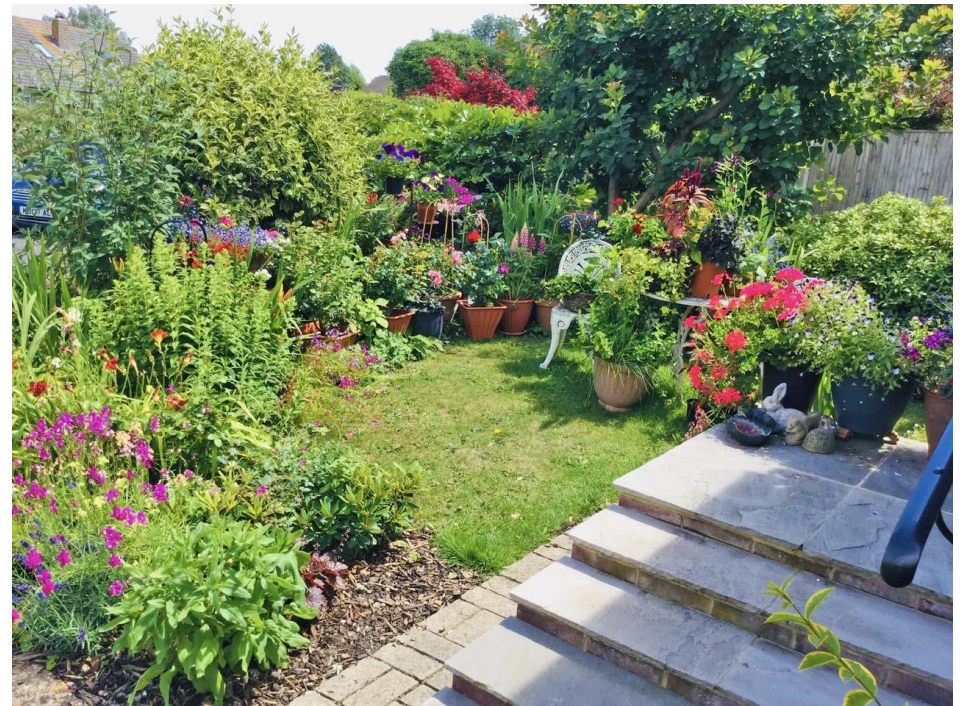
£449,950 (Freehold)

Extended Three Bedroom Semi-detached House | Modern Kitchen Installed 2015
Modern Bathroom Installed 2015 | Extended Dining Room, with Vaulted Ceiling | Cloakroom
West Facing Rear Garden | Off Road Parking to Front and Rear| Floor Area Approx

Extended three-bedroom semi-detached house situated in a popular location on the eastern side of Steyning. The property is beautifully presented throughout, with modern kitchen, with quartz work surfaces and modern bathroom, both installed 2015. There is also an extended dining room with vaulted ceiling and Velux windows. The garage has been converted to utility room and occasional guest room or family room. The property benefits from a beautiful west facing rear garden and parking to front and rear.

The thriving village 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: Radiator. Understairs cupboard. Stairs to First Floor. Engineered oak flooring.

Living Room: Radiators. Double-glazed window, with shutters. Feature fireplace, with timber surround and electric fire. Television/Sky and telephone points. Engineered oak flooring.

Kitchen/Breakfast Room: Comprising a range of wall and base units, with quartz white work surfaces. Neff double eye-level electric ovens. Electric hob with extractor fan over. Ceramic sink and drainer unit, with mixer taps. Integrated dish washer. Built-in larder cupboard. Double-glazed window. Door to side access. Tiled floor. Wall mounted boiler.

Dining Room: Vaulted ceiling, with Velux windows. Radiator. Double-glazed window to rear. Patio doors leading to rear garden decking area. Engineered oak flooring.

Cloakroom: Wash hand basin set in a vanity unit. Low level W.C. Double-glazed window to side. Tiled walls and floor. Radiator.

Stairs to First Floor Landing: Access to boarded loft, via drop down ladder. Double-glazed windows, with views towards Truleigh Hill.

Bedroom 1: Radiator. Double-glazed window to front, with views of Truleigh Hill. Built-in wardrobe cupboard, with built in television points.

Bedroom 2: Radiator. Double-glazed window. Television point.

Bedroom 3: Radiators. Double-glazed window to front, with views of Truleigh Hill.

Family Bathroom: Wash hand basin set in a vanity unit. Push button W.C. P-shape bath with electric shower over. Tiled walls. Radiator/heated towel rail. Double-glazed.



Outside

Utility/ Family Room (Converted Garage): Comprising a range of wall and base units, with laminate work surfaces. Space for: washing machine, tumble dryer, fridge, and chest freezer. Double-glazed windows. Double-glazed door to garden. Electric radiator.

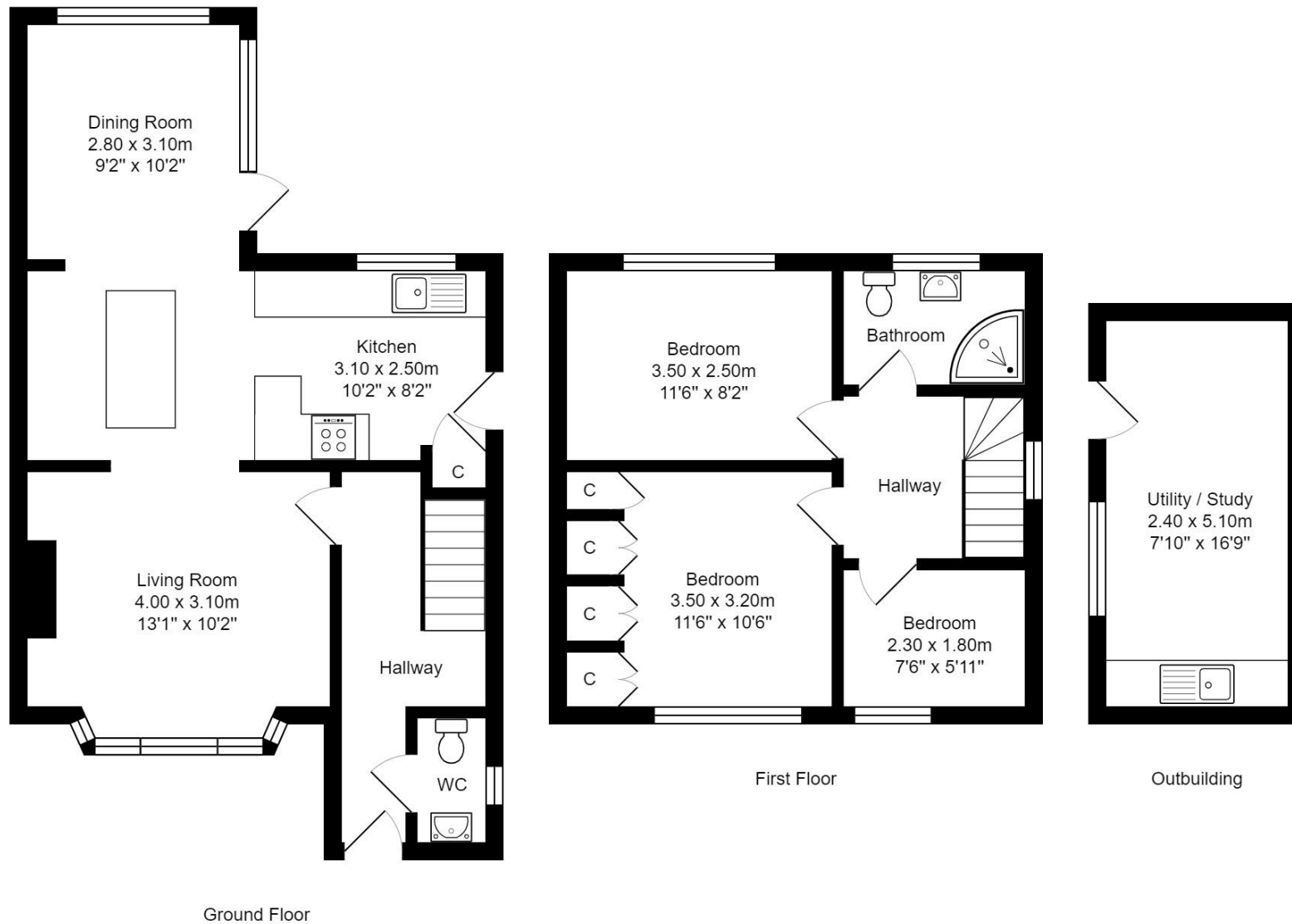
West Facing Rear Garden: Composite decking laid 2019. Laid to lawn, with mature plantings and area laid to shingle. **Workshop:** insulated and with Velux windows.

Front Garden: Enclosed with low brick wall and mature plantings. Area laid to lawn. Steps to front door. Side access gate.

Front Driveway: Laid to hardstanding, with parking for 1 vehicle.

Rear Parking: Off Kings Barn Villas. Double gates to shingle parking area.



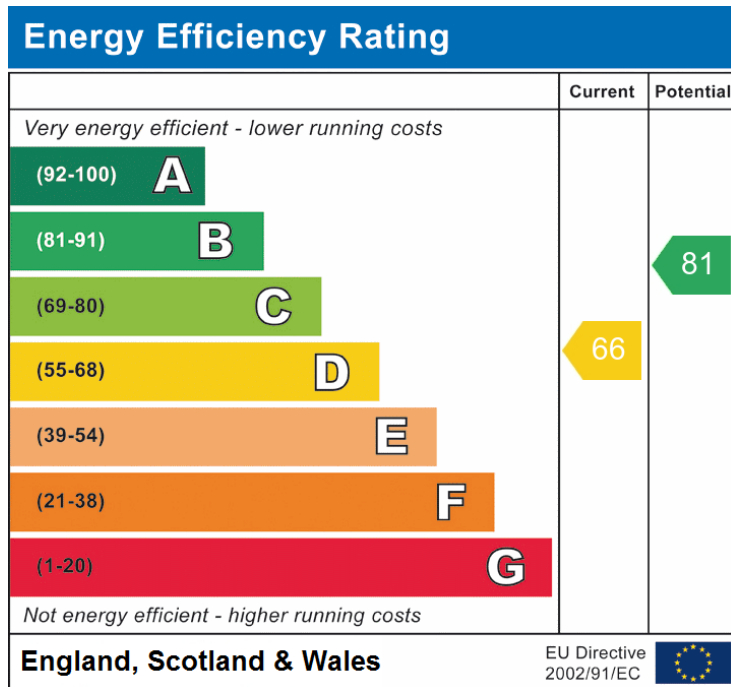


20 Rosemary Avenue, Steyning, BN44 3YS

Total Area: 95.6 m² ... 1029 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

www.sellinghomes.co.uk

Steyping Office: 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888



