



Osborn
Frankling

Clyde Terrace, Station Road, Steyning, West Sussex BN44 3YN

Offers in Excess of: £450,000 (Freehold)

- **Three Bedroom Victorian House**
- **In Need of Modernisation**
- **Courtyard Garden**
- **Potential to Extend into Loft Space (subject to planning consents)**
- **Within Easy Reach of Local Amenities**
- **Double Glazed Windows**
- **Gas Fired Central Heating**
- **Original Features**
- **Total Floor Area Approx 92.5 Sq.M / 995 Sq.Ft**

Three Bedroom Victorian House in need to modernisation situated in a desirable location, within easy access of Steyning High Street, Fletchers Croft Playing Field, The Steyning Centre, St Andrews Church and other local amenities. Accommodations comprises: Entrance hall, living room, dining room, kitchen and bathroom. The property benefits from a secluded courtyard garden.

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: UPVC front door leading to:

Entrance Hall: Radiator. Under stairs cupboards. Stairs to first floor.

Living Room: Double-glazed bay window to front aspect. Radiator. TV Point. Feature fireplace with stone and tiled surround.

Dining Room: Double- glazed window to rear aspect. Serving hatch. Feature fireplace with wooden and brick surround.

Kitchen: Comprising a range of wall and base units. Sink and double drainer unit. Spaces for washing machine, dish washer and fridge freezer and electric oven. Tiled walls. Three double-glazed windows to rear aspect. Double-glazed patio door to courtyard gardens and side access.

First Floor Landing: Wardrobe cupboard. Access to the loft space.

Bedroom 1: Double-glazed windows to rear aspect. Radiator. Fitted wardrobe cupboard. boarded up fireplace.

Bedroom 2: Double-glazed bay window to front aspect. Radiator.

Bedroom 3: Double-glazed window to front aspect.

Bathroom: Comprising panelled bath with electric shower over. Pedestal wash hand basin. Push button WC. Tiled walls. Double- glazed window to rear aspect. Large storage cupboard housing the boiler. Feature cast iron fireplace (thought to be original).

Outside:

Courtyard Garden: Laid to hard standing and patio area with mature panted beds. Enclosed by fencing and brick walls. Rear access gate leading to Marketfield. Side access to front of the property.

Parking to the front (none allocated)



Total Area: 92.5 m² ... 995 ft²

All measurements are approximate and for display purposes only



Osborn Frankling Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.