



Roman Road | Steyning | BN44 3FN
Offers Over **£650,000**





We are delighted to offer for sale this well presented three bedroom detached bungalow benefitting from garden office/studio, off road parking and a detached garage.



Key Features

- Three Bedrooms
- Modern Fitted Kitchen/Diner
- Well Presented Throughout
- Modern Fitted Bathroom
- Large Feature Rear Garden
- Separate Garden Office/Studio Room
- Off Street Parking
- Detached Brick Built Garage
- Close To Bramber Castle
- Within Walking Distanct Of River Adur



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

EXPOSED PORCH Pvcu double glazed composite door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, laminate flooring, wall mounted electric meter, wall mounted heating control panel, sunken spotlights, coving, loft hatch access with pull down ladder benefitting from having power and lighting and being part boarded.

DOUBLE ASPECT LOUNGE South/East aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, pvcu double glazed bi-folding doors leading out onto feature rear garden, laminate flooring, two wall mounted lights, two radiators, fitted duel fuel burner with wooden mantel and slate hearth, recessed shelving with LED lighting, coving.

KITCHEN/DINING ROOM East aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, integrated appliances including microwave, dishwasher and Bosch oven cooker, space for American style fridge/freezer, provision for washing machine, cupboard housing wall mounted Worcester combination boiler, integrated wine rack, inset Bosch electric hob with extractor fan over, space for dryer, part tiled splash backs, inset one and a half bowl sink unit with contemporary hot tap, laminate flooring, sunken spotlights, radiator, coving, double glazed skylight.

BEDROOM ONE West aspect benefitting from distant Downland views. Comprising pvcu double glazed bow fronted bay window with fitted shutter blinds, radiator, fitted wardrobes with hanging rail and shelving, coving.

BEDROOM TWO West aspect benefitting from distant Downland views. Comprising pvcu double glazed bow fronted bay window, two radiators, coving.

BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, coving.

MODERN BATHROOM North aspect. Comprising panel enclosed bath with shower attachment over, separate shower cubicle having an integrated shower with shower attachment, recessed shelving, hand wash basin with vanity unit below, contemporary low flush wc, wall mounted heated towel rail, tiled flooring with underfloor heating, sunken spotlights, extractor fan, obscure glass pvcu double glazed window.

EXTERNAL

FRONT GARDEN Large lawned area onto large block paved area affording off road parking for two vehicles having various mature shrub and plant borders.

FEATURE REAR GARDEN Large paved entertaining area stepping up onto large lawned area having various mature, shrub, tree and plant borders, stepping up onto a further lawned area leading to further paved area, external lights, gate to side access, aluminium glass balustrades with integrated lighting. Large timber shed with double doors, three windows and wood flooring.

LARGE TIMBER BUILT OFFICE/STUDIO ROOM Benefitting from having power and lighting and pvcu double glazed double doors, three windows, laminate flooring.

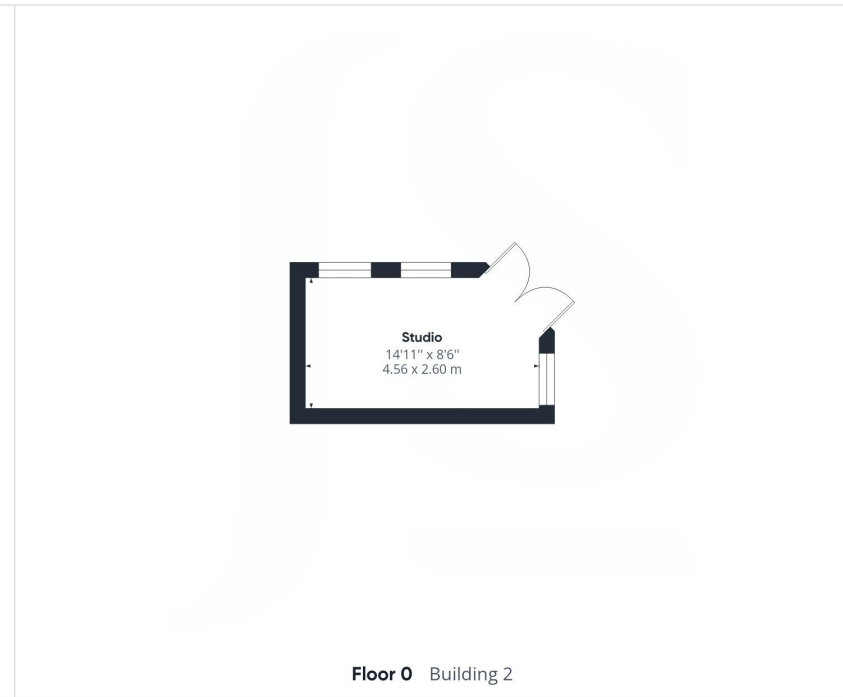
DETACHED BRICK BUILT GARAGE With up and over door.

LOCATION

Situated just off of Castle Lane being with 200yards of Bramber Castle and just over half a mile of access to the River Adur. Local shops can be found just across the River and Steyning with good shops and schools is just under a mile away. The village lies at the bottom of the South Downs National Park about five miles from the coast at Shoreham-by-Sea with its main line railway station to London Victoria, Brighton and Worthing.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



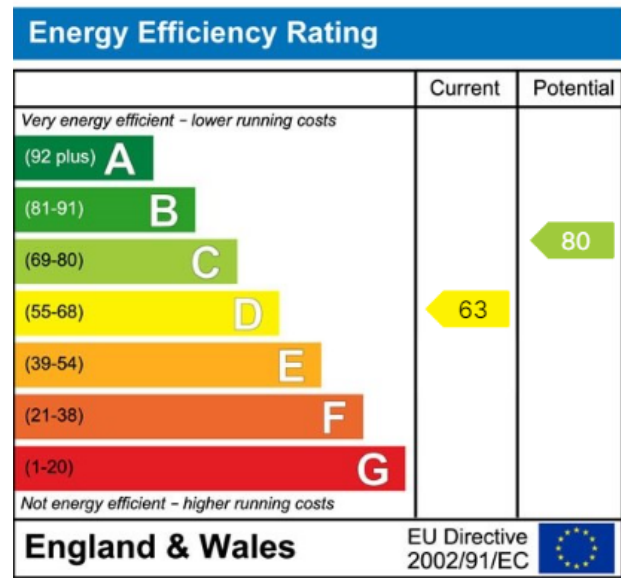
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Approximate total area⁽¹⁾
 1297.20 ft²
 120.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 1033sqft)

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.