



hamlyn
smith.

Manor Road, Steyning, BN44 3TJ

£375,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 1 Bathroom

Guide Price £375,000 - £395,000

A well-presented three bedroom house in Upper Beeding with a lovely south-east-facing garden and off-street parking on the driveway for at least two cars.

- 3 Bedroom Family Home
- Large Driveway
- Desirable Village Location
- Close To Excellent Schools
- Naturally Decorated Throughout
- Easy Reach Of The South Downs Way



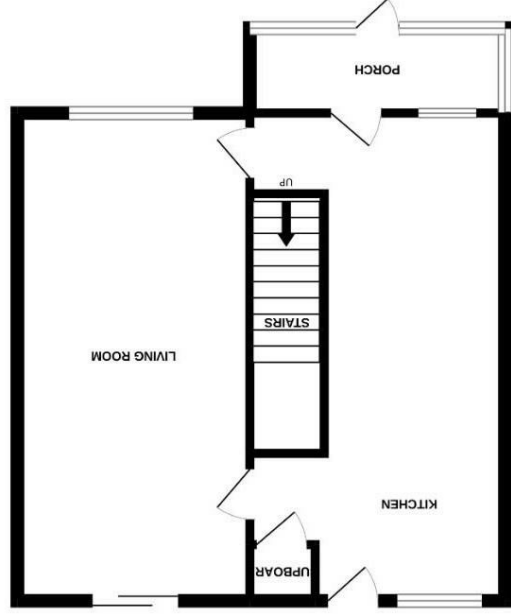




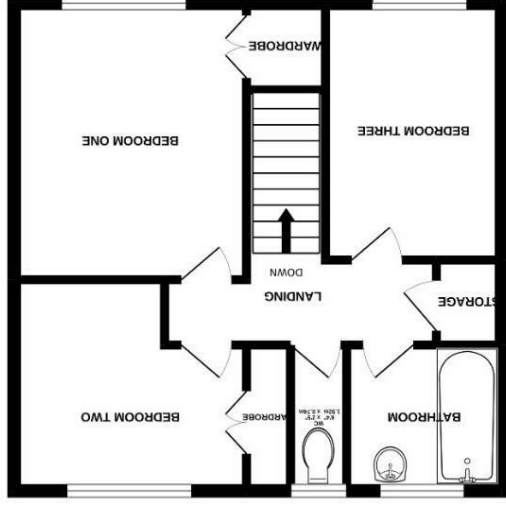
Description

This three-bedroom house in excellent condition with a 40ft garden and its own paved driveway is on the market with Hamlyn-Smith. On a quiet road close to this friendly community in Upper Beeding, the house has central heating and double glazing throughout and has been well looked after by its current owner. As you enter the house through the porch you will find the living room to your right and the kitchen to your left. The living/dining room runs the full length of the house from the front to the back garden and there are sliding doors from the dining area onto the lovely sunny garden which has a patio and a large lawn. This room is bright and spacious on account of its dual aspect. The kitchen also occupies the full length of the house. It has modern fitted units with a generous run of worksurfaces and a separate larger cupboard. There is an electric oven and hob and the sink is under the window overlooking the back garden. The garden can also be accessed from the kitchen through a door opening onto the patio, it benefits from a good size shed and also has a gate at the rear which leads to an alleyway providing useful access to the garden without the need to come through the house. Upstairs are two double bedrooms and a single. The master bedroom and the second bedroom both have built-in cupboards and there is further storage on the landing. In the bathroom, there is a modern suite with an electric shower over the bath. Both the floor and walls have ceramic tiles. The gas central heating is run off a Worcester Boiler that has been regularly serviced and which is housed in a cupboard in the kitchen. The house has plenty of storage and built-in wardrobes, with a large cupboard under the stairs and a further large cupboard in the kitchen.

Location
The owner has enjoyed living in this area as it is a quiet and friendly community. Manor Road has no through traffic as such, as it only tends to be used by local residents. Living here you are spoilt for countryside walks, with the Downs and the River Adur on your doorstep. You are within easy reach of The South Downs Way and the Downs Link which runs from Guildford to Shoreham-by-Sea and is suitable for walkers, cyclists, and wheelchair users. Upper Beeding has its own primary school rated outstanding by Ofsted and Steyning Grammar School which is a state secondary school, has one of its two campuses in the village. As well as the local shops, you are a short drive from Holmush Shopping Centre where there is a large Tesco and a Marks and Spencer store. Shoreham-by-Sea railway station is only four miles away where Southern and Thameslink services to London, Gatwick, Littlehampton, Southampton, and other destinations can be accessed. The village is also served by seven bus routes and of course, there are good road links with the A27 and A23 easily accessible.



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

NOT TO SCALE

TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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