



Wayside | Maudlin Lane | Bramber | Steyning | BN44 3PR





# Wayside

Maudlin Lane | Bramber | Steyning | BN44 3PR

£899,950

A unique opportunity to acquire this substantial early 1900's family home offering scope for modernisation throughout, occupying this generous plot of approx. 0.2 of an acre and situated within this highly regarded location. Internally, the accommodation extends to 2666 sqft and comprises: entrance hall, dual aspect sitting room with open fireplace, ground floor cloakroom, drawing room with open fireplace, kitchen/dining room, stairs to large cellar and play room, impressive main bedroom with doors leading to large balcony and a family bathroom. Outside, there is off road parking to the front with a generous sized private rear garden. No forward chain.

- Substantial Detached Family Home
- Four Double Bedrooms
- Highly regarded Location
- Scope for Modernisation
- Entrance Hall
- Dual aspect Sitting Room
- Drawing Room with open fireplace
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Impressive Main Bedroom & Balcony
- Family Bathroom
- Large Cellar and Play Room
- Occupying approx. 0.2 of an acre
- Beautiful Private Gardens
- Off road Parking
- No Forward Chain

**Entrance** Part glazed front door to:

**Entrance Hall** Oak style flooring, radiator.

**Ground Floor Cloakroom** Low level flush w.c., inset wash hand basin, radiator.

**Dual Aspect Sitting Room** 24' 4" x 13' 10" (7.42m x 4.22m) Dual aspect, radiator, feature open fireplace with hearth and mantel over.

**Kitchen/Dining Room** 20' 10" x 12' 7" (6.35m x 3.84m)

**Kitchen Area** Double aspect, range of wall and base units, space and plumbing for washing machine, inset double drainer sink unit.

**Dining Area** Double aspect. radiator, door to side access, shelved linen cupboard housing pressurised cylinder.

**Second Sitting Room** 14' 5" x 13' 11" (4.39m x 4.24m) Dual aspect, feature open fireplace with tiled inset, exposed wooden flooring, radiator, window seat with built-in shelved storage cupboards to either side and display alcoves, door to raised balcony.

**Stairs to:**

**First Floor Landing**

**Bedroom One** 14' 1" x 13' 9" (4.29m x 4.19m) Radiator, casement doors leading to balcony.

**Bedroom Two** 12' 5" x 11' 6" (3.78m x 3.51m) Radiator, wall-mounted wash hand basin, built-in wardrobe cupboards.

**Bedroom Three** 12' 4" x 12' 4" (3.76m x 3.76m) Radiator, built-in wardrobe cupboards.

**Bedroom Four** 11' 8" x 9' 10" (3.56m x 3m) Radiator, access to loft space.

**Bathroom** Panelled bath with wash hand basin, separate enclosed shower cubicle, heated chrome towel rail, low level flush w.c.

**Cellar** 27' 11" x 24' 2" Storage area" (8.51m x 7.37m) Accessed via door in the kitchen, steps down, wall-mounted 'Valliant' boiler, door accessing further main cellar area, full height play room measuring 13' 11" x 10' 0" (4.24m x 3.05m) with double doors to rear garden, laundry/utility area with access to garden, downstairs w.c. with basin plus low ceiling cellar area.

**Outside**

**Parking** Extensive tarmac driveway with parking for several vehicles.

**Rear Garden** Being a feature of the property, mainly laid to lawn with raised flower beds, screened by mature trees and shrubs with Apple tree, timber garden shed.

**EPC Rating:** Band D.





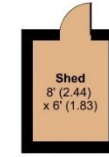
# Wayside, Maudlin Lane, Bramber, Steyning, BN44

Approximate Area = 2666 sq ft / 247.6 sq m

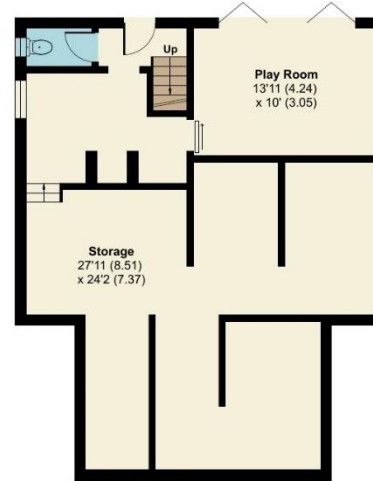
Outbuilding = 48 sq ft / 4.4 sq m

Total = 2714 sq ft / 252 sq m

For identification only - Not to scale



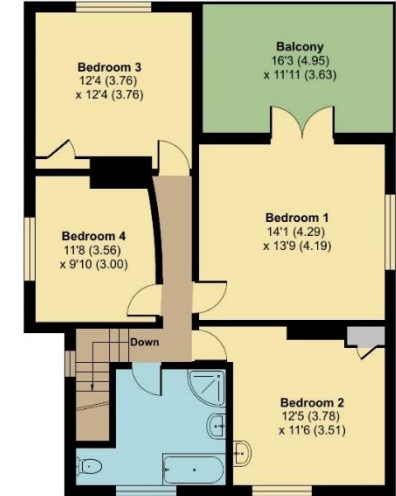
OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Fowlers Estate Agents. REF: 1174746



*"We'll make you feel at home..."*



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