



41 | Coombe Road | Steyning | West Sussex | BN44 3LF

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £600,000 | Freehold



- Modern extended semi-detached house.
- Large lawned garden backing onto South Downs
- Four bedrooms including master with ensuite
- Full length Living /dining room with wood burning stove
- Conservatory
- Integrated Garage and off-street parking
- Excellent decorative order throughout
- Double glazing and gas fired central heating. solar panels

Description

A beautifully presented semi detached house boasting a large extension to create a spacious family home with integrated garage and large garden backing onto the South Downs.

Originally built in 1966 but extended and remodelled in 2013 the house now has four bedrooms including a main with large shower room, a big family bathroom with bath and shower cubicle.

A spacious hallway has storage and doors to the integrated garage and downstairs w.c. A double aspect living/dining room has a wood burning stove, feature radiators and bi-fold doors that lead into the conservatory. The kitchen runs across the rear with door to the garden. there is a good range of built in units and appliances under granite worktops and includes a range style Rangemaster gas cooker and an American style double fridge/freezer with icemaker. A lovely conservatory has double doors to the garden, a glass blue tinted roof and radiator making it a useful space all year round.

To the rear is a long wide garden mainly laid to lawn with wooden fences to both sides, there is a brick built shed with double doors that used to house the ride on mower.

At the top of the garden is a fenced off area with a brick-built chicken coop that may be able to be converted for other uses. To the front is a wide resin-surfaced driveway potentially for four vehicles in front of the garage while still having a lawn to the side.

The garage has electrics and a remote roller shutter door (installed 2023).

Location

Coombe Road is on the Western side of Steyning in a quiet and pretty area, reached via Ingram Road and accessible for the centre of the town via plenty of quiet roads and

twittens. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line/River Adur heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities.

Information

Property Reference: HJB01311

Photos & particulars prepared: July 2024 (Ref JW ANAEA MARLA)

Local Authority: Horsham

Council Tax Band: 'D'

Services: Mains services of electricity, gas, water and drainage. The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Directions

what3words///mildest.condition.highbrow Turn right from our office in Steyning High Street and continue over the roundabout and along the Bramber road. At the Catholic Church turn right into Ingram Road and continue up the road until get to the small roundabout/end of Laines Road. Turn left into Coombe Road and number 41 is round on the left.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



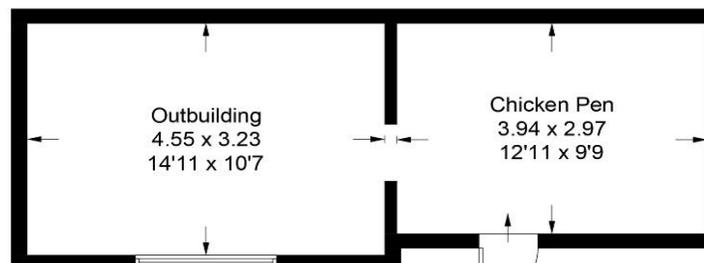


Coombe Road, BN44

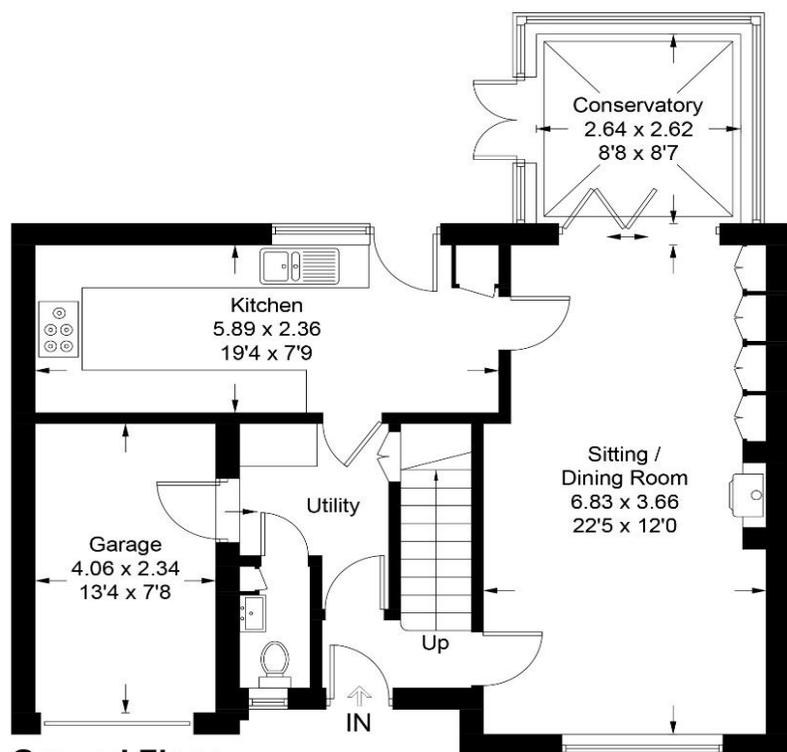
Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft
 Outbuildings = 37.5 sq m / 404 sq ft
 Total = 164.1 sq m / 1767 sq ft
 (Including Garage)



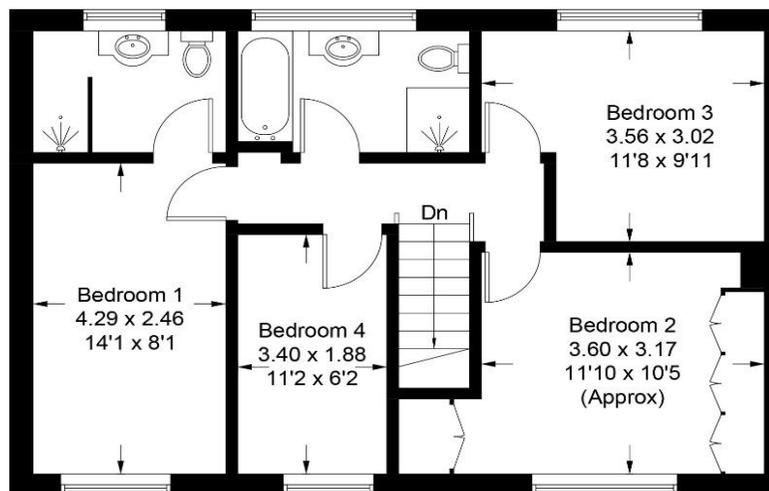
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



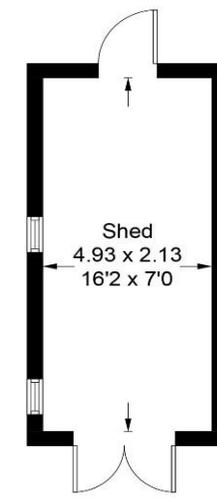
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1108414)