



Tall Pines | Maudlyn Park | Bramber | Steyning | West Sussex | BN44 3PS

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £830,000 | Freehold



- Substantial four/five bedroom detached house.
- Super, large South facing garden
- Living room leading to patio, Separate dining room
- Spacious hallway with storage
- Double garage and driveway
- Modern fully equipped kitchen
- Excellent decorative order throughout
- Vendor suited

Description

An impressive detached house boasting four/five bedrooms in a quiet cul-de-sac location with long South facing garden.

This attractive property is spacious having a double aspect living room with two sets of doors to the garden, a separate dining room, modern kitchen with integrated appliances & breakfast bar and a downstairs shower room all off a large inviting hallway with lots of storage.

Upstairs, there are four double bedrooms, the main having an ensuite shower room and built in storage. There is also a family bathroom. To the front is a double garage with electric car charging point and a driveway for four vehicles.

The garage is linked to the kitchen via a double glazed side porch so you can avoid the rain. The Rear garden runs South and is mainly laid to lawn with mature borders and shrubs and the two large Pine trees the house is named after.

There is a greenhouse and hidden compost area A large patio runs the width of the house. The house is in excellent cosmetic order throughout with double glazing and gas fired central heating. Vendors suited.

Location

[what3words///rubble.otter.potato](https://www.what3words.com/rubble.otter.potato)

Maudlyn Park is a small cul-de-sac of quality detached houses running off Maudlin Lane a short distance away from the main road that runs through Steyning. and close to the



main bus route and with convenient distance of the High Street. The property has easy access to beautiful walks across the South Downs National Park and also along the Downs Link old railway line 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 including a library. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB02939

Photos & particulars prepared: prepared by H J Burt September 2024 (JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'F'

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.







Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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Find us @H.J.Burt

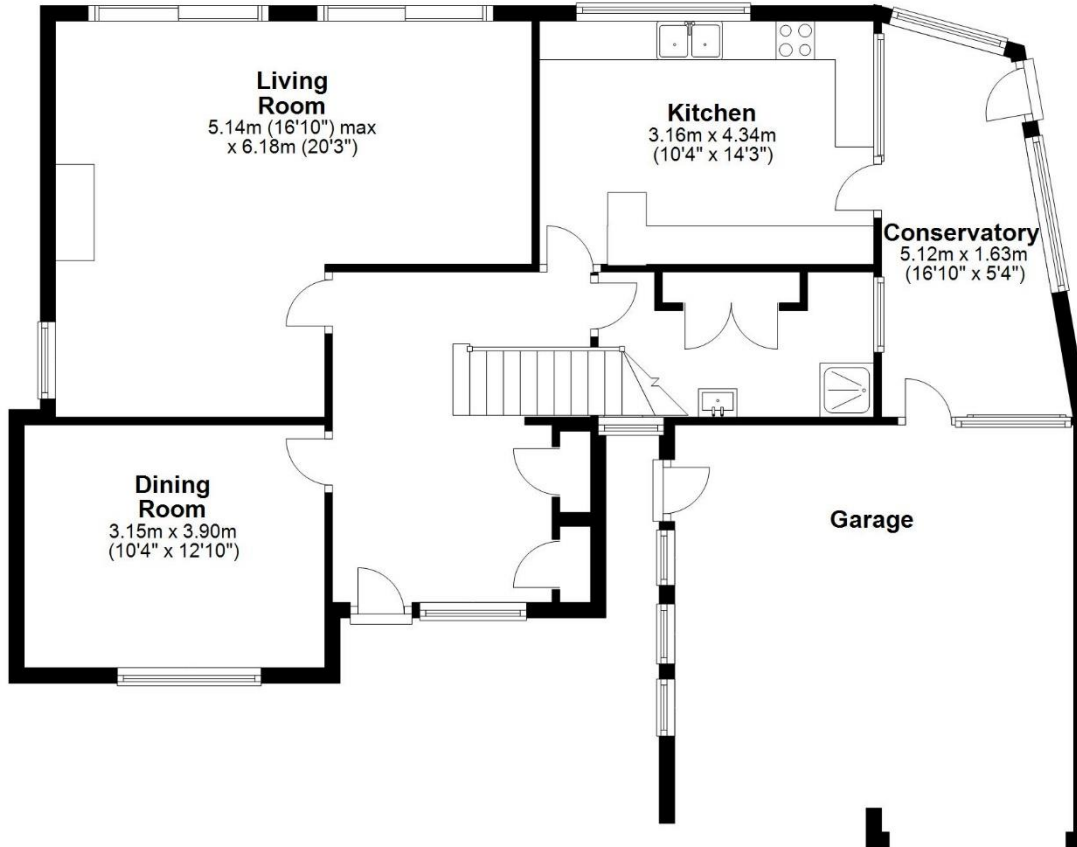


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.



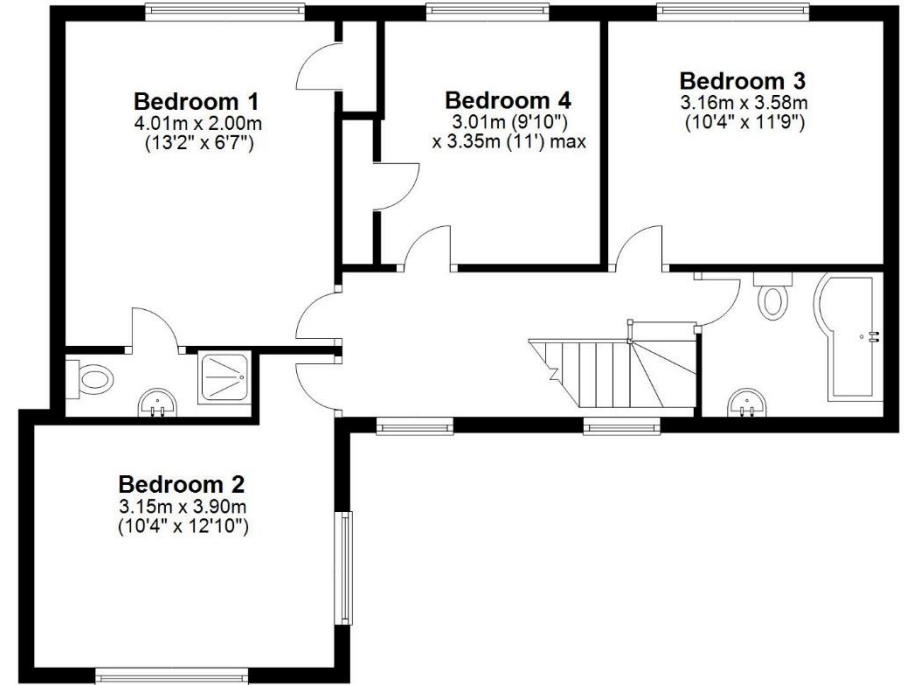
Ground Floor

Approx. 109.9 sq. metres (1182.7 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.1 sq. feet)



Total area: approx. 175.9 sq. metres (1893.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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