



Elinbank | Bramber Road | Steyning | West Sussex | BN44 3PB

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in the Region Of: £1,100,000 | Freehold



- Substantial semi-detached Victorian house in Central Steyning. Freehold.
- Six double bedrooms, three bathrooms arranged over four floors
- Impressive open plan luxury kitchen/ family room with vaulted ceiling and balcony
- Main bedroom with ensuite bathroom and dressing room
- Living room with home cinema
- Lower ground floor accommodation with potential as an annexe
- Attractive gardens with detached studio currently used as a gym
- Driveway with off-road parking for several vehicles plus additional car port at rear

Description

A handsome, flint fronted period property with extensive accommodation spread over four floors. This impressive house forms the Southern part of a pair of substantial Victorian villas which benefit from good size gardens and parking to both the front and rear.

The house has been much improved by the present owners and is now a modern, light and spacious home. On the ground floor level there is a large hallway and a double aspect Living Room with contemporary style wood burner, situated at the front that is used and equipped as a home cinema.

The Family Kitchen/Diner at the rear is fitted to a high standard with central island and space for a large dining table. Open plan to this is a further Living Area with vaulted ceiling. Bi-fold doors take you outside to a raised decked area with steps leading to the rear garden. To the first floor there is the Main Bedroom situated at the rear with views to the South Downs towards Chanctonbury Ring. This master suite also has a luxury Ensuite Bathroom and a separate Dressing Room. There is also another Double Bedroom on this level with stairs leading to the second floor with Two Further Double Bedrooms and a Family Bathroom with modern matching white suite.

On the lower ground level, the versatile and well planned accommodation is a particular feature as it could be used as a two bedroom annex as it has a utility room/kitchen and a shower room. Currently the living room is used as a games room with pool table and dartboard with double doors leading to the rear garden.

Outside the Rear Garden is a great size being in excess of 80ft (24m) and is mainly laid to lawn with raised beds and a decked area with hot tub and sauna . There is also an outside Detached Studio measuring 19'3 x 12'3, currently used as a Gym and could equally make a useful home workspace and is double aspect with power and lighting. This was previously a double garage that has the potential to reconvert if required.

To the rear of this is a carport with hard standing that can be approached via an access to Bostal Road.

There are paved areas to the front and side of this house that offer off-road parking for several vehicles.

Location

What3words: ///looked.ultra.highlighted

Elinbank occupies a prominent position on the Bramber Road which runs into the High Street. Situated on the South side of the old market town of Steyning, the house is within ½ mile of the High Street which is well known for its fine period houses and buildings of historic interest and its wide range of traditional local shops, trades and services. The town also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Information

Property Reference: HJB00190

Photos & particulars prepared: Details prepared by H J Burt September 2023 (ref JW).

Local Authority: Horsham District Council

Council Tax Band: 'F'.

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.

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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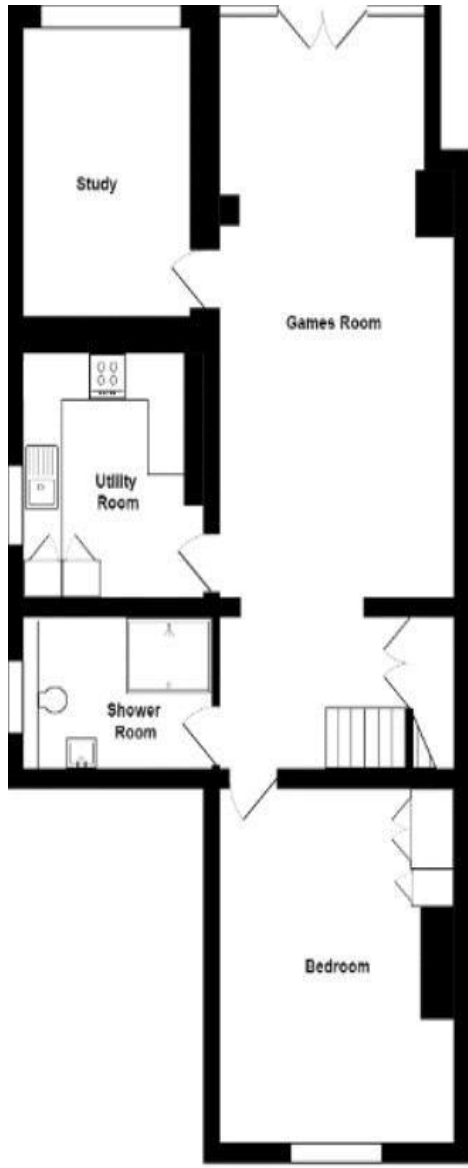




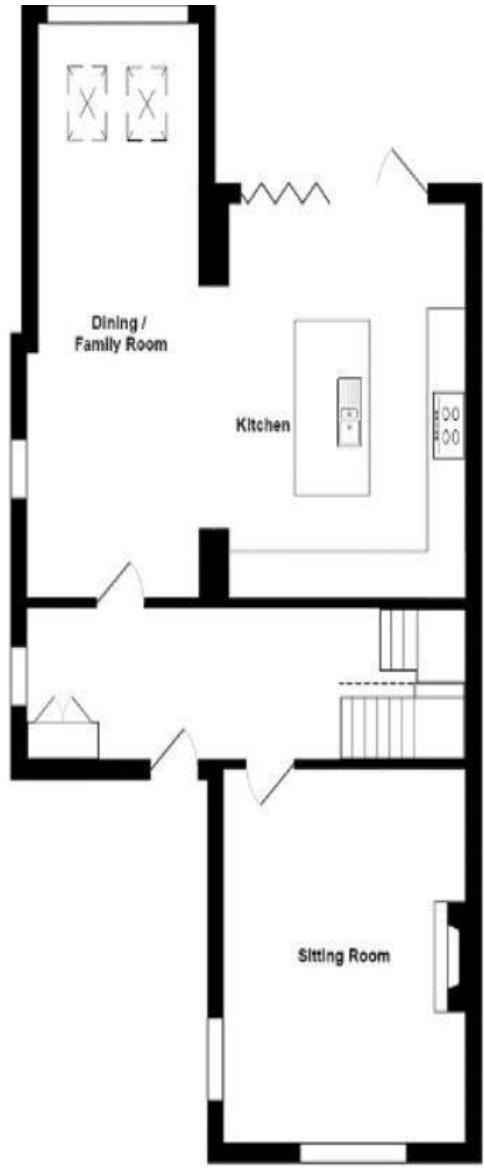
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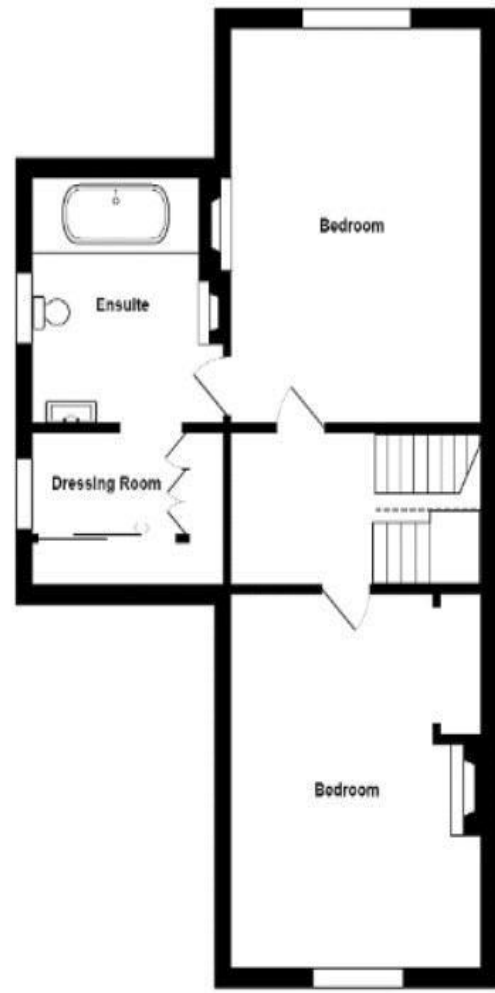
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



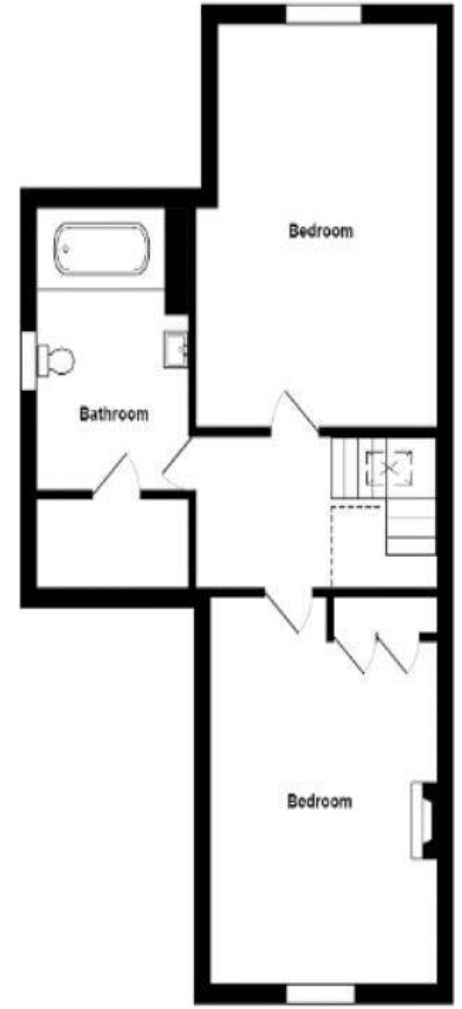
Lower Ground Floor
Area: 85.6 m² ... 921 ft²



Ground Floor
Area: 76.8 m² ... 827 ft²



First Floor
Area: 66.6 m² ... 717 ft²



Second Floor
Area: 59.5 m² ... 641 ft²

Total Area: 288.6 m² ... 3106 ft²
All measurements are approximate and for display purposes only



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