

Hamilton Graham

ESTATE AGENTS

18 The Ridings, Bramber, Steyning, West Sussex



01903 879212

www.hamiltongraham.co.uk

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In a Cul-de-Sac Setting with Delightful Gardens and First Floor Views to the Ridge of the South Downs

- Sun Porch • Cloakroom • Dining Hall • Sitting Room • Conservatory • Modern Kitchen •
- Four Bedrooms • Two Bathrooms • Double-Length Garage •
- Delightful Well-Stocked Gardens •

Price: £700,000 Freehold

Viewing Strictly by Appointment through Hamilton Graham 38 High Street, Steyning, West Sussex
01903 879212

Situation: The Ridings is a mature development of modern homes located in the Parish of Bramber about three quarters of a mile from Steyning High Street. Steyning is a small town of historical interest and the Conservation Area in the centre contains many fine period buildings. The town is bounded by the South Downs National Park. There is a modern health centre, good local shops, primary and secondary schools and many social, sporting and recreational facilities including tennis courts and a leisure centre with swimming pool.

Approximate Distances: The main line railway station at Shoreham-by-Sea is about five miles away and the larger coastal towns of Worthing and Brighton are eight and 12 miles respectively. Horsham, Crawley and Gatwick Airport can normally be reached in about 40 minutes by car.

The Property: The detached house was built in the early 1970s with brick and part tile-hung elevations under a shallow pitched roof. The rooms are light and spacious and from this elevated position there are some views to the ridge of the South Downs. The present owners have meticulously maintained the house and a conservatory addition provides the perfect link to the garden. There is an alarm system, replacement double-glazing, gas-fired central heating to radiators and cavity wall insulation. The attractive and well-stocked gardens are a particular feature and enjoy a westerly aspect to the rear.

PVCu double-glazed door to:

Sun Porch: Tiled flooring, double-glazed windows. Personal door to integral garage. PVCu double-glazed door with double-glazed sidescreen opening to:

Reception Area: 10' x 7' (3.04m x 2.11m) with dining hall beyond.

Cloakroom: Modern white suite with bespoke cupboards, wc with concealed cistern, wash basin with chromium mixer tap, fitted wall mirror, radiator. Cloaks cupboard with hanging rail and shelf.



Dining Hall: 18'4" x 9'10" (5.60m x 3.01m) Wood block flooring, double-glazed picture window, radiator. Open tread staircase off with polished timber balustrade and wrought iron spindles. From the dining hall pair of fifteen panel glazed doors to

Sitting Room: 18'5" x 13'4" (5.62m x 4.06m) Double aspect and overlooking the delightful and secluded rear garden. Wood block flooring, traditional brick fireplace with open grate and raised quarry tiled hearth and mantel, TV point, two radiators.



Conservatory: 12' x 11'3" (3.67m x 3.45m) Exposed brick walling and of PVCu construction with double-glazed windows, slate-coloured tiled flooring. Pair of double doors opening to paved sun terrace with delightful gardens beyond. Radiator. Internal door to garage.

Kitchen: 17'4" x 8'10" (5.28m x 2.69m) Stylish modern fittings with polished granite work surfaces and white laminated units with brushed steel fittings, tiled flooring and recessed ceiling lighting. A bright triple-aspect room with wide window overlooking the front garden. Inset one and a half bowl sink with swing mixer tap and cupboards and drawers beneath with integrated washing machine and dishwasher, five-ring hob unit with stainless steel filter hood over with pan drawers beneath and tall unit housing electric double oven. Further polished granite work surface with cupboards and drawers beneath and integrated refrigerator. Tall shelved cupboard. Glazed glass cabinet with fitted bookshelves to side. Cupboard housing gas-fired boiler providing hot water and central heating. Radiator. Door to rear garden.



FIRST FLOOR

Open plan galleried **Landing** with window overlooking the garden with deep display sill and storage locker beneath. Loft access. Fitted cupboard with hanging rail, further shelved linen cupboard.

Bedroom 1: 16'4" x 10'10" (4.99m x 3.32m) Overlooking the secluded rear garden, excellent range of recessed fitted wardrobes with sliding doors.

Bedroom 2: 13'7" x 9'2" (4.15m x 2.79m) Radiator, recessed double wardrobe cupboard.

Bedroom 3: 12' x 9'8" (3.66m x 2.94m) Wonderful views across roof and treetops to the skyline of the South Downs. Radiator, timber-effect laminate flooring, triple recessed wardrobe cupboard housing Megaflo hot water cylinder. Vanity unit with fitted wash basin with mixer taps.

Bedroom 4: 12' x 9'6" (3.67m x 2.76m) Large window with treetop views and including the skyline of the South Downs. Radiator.

Bathroom 1: Fully tiled walls, modern white suite of P-shaped bath with glazed shower guard and mixer tap with shower fitting, pedestal wash basin, wc, radiator.

Bathroom 2: Fully tiled walls, modern white suite with timber-effect laminate flooring, panelled bath with glazed shower guard and Triton independent shower. Vanity unit with inset wash basin with fitted cupboards and mirror over, wc, chromium heated towel rail/radiator.

OUTSIDE

Front Garden: A block driveway provides hard standing for three vehicles with shaped beds stocked with roses and shrubs and well-maintained lawned area with mature shrubbery borders and established trees. Outside lighting.

Rear Garden: Approached by a side passage with wrought-iron gate to paved terrace to the side of the house with a dry stone retaining wall containing strawberry beds and leading to further terrace adjoining the rear of the house extending to provide a seating area with rockery retaining wall. Gently rising wide stone steps to the main lawn with a trellis clad with climbing plants and roses and curved stone bench seat with shaped borders stocked with variety of plants and shrubs providing colour and texture throughout the year and further gently sloping lawn with apple tree, fruit bushes and concealed compost area. The garden is contained by fenced boundaries with conifer screening to the far boundary. Timber **Summer House** with paved seating area.

Integral Garage: 27' x 8'8" < 12'1" (8.20m x 2.68m < 3.68m) Up and over door, power and light connected. Water tap. Door to conservatory.

Services: All main services are connected.

Council Tax Valuation Band: 'F'

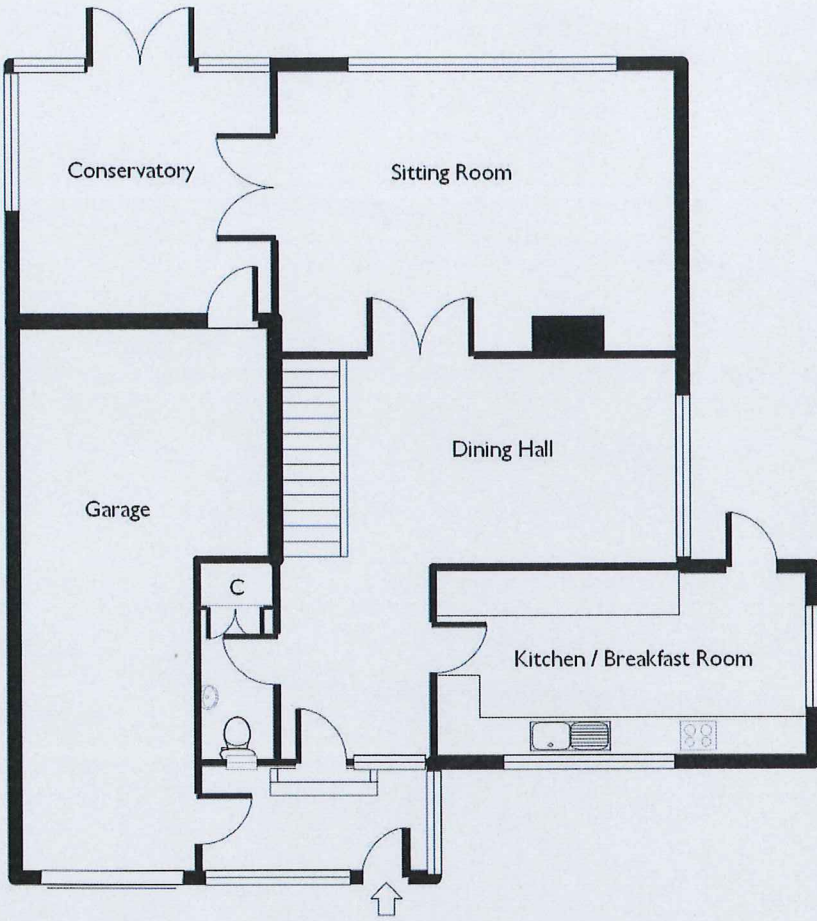
IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
2. Measurements, distances and aspects where quoted are approximate.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
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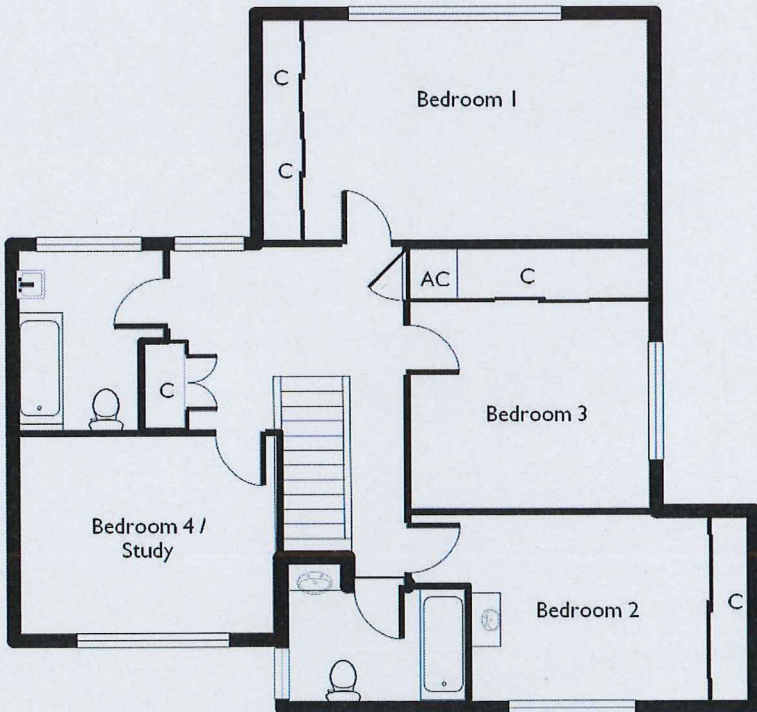
Intending purchasers must satisfy themselves on these matters.

BR/03/LG





This sketch is for guidance only and the scale should not be relied upon. It is for illustration purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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