



4A SAXON ROAD

STEYNING, WEST SUSSEX BN44 3FP

Hamilton Graham

ESTATE AGENTS

Saxon Road is on the eastern side of Steyning between Castle Way and Kings Barn Lane and is a quiet road with very little through-traffic. There is lovely walking country nearby, including the banks of the River Adur. Steyning is a small country town of historical interest in the lee of the South Downs National Park and has primary and secondary schools, health centre and access to numerous sports and recreational facilities including tennis courts and leisure centre with swimming pool. Steyning High Street has a good range of local shops for day-to-day needs and Post Office.

Steyning is about five miles from the coast at Shoreham-by-Sea, eight miles from Worthing and 12 miles from Brighton. Horsham is about 14 miles to the north and Crawley and Gatwick Airport are normally about 40 minutes' drive.

A spacious, extended, detached chalet-style house occupying a generous west-facing plot. The main property was built over 60 years ago with a two-storey extension added around 15 years ago to provide excellent family space in an open-plan kitchen/family room with doors leading onto the rear garden. The layout is flexible with a ground floor bedroom and separate cloakroom. There are PVCu double-glazed windows throughout and gas-fired central heating to radiators.

PVCu double-glazed door to:

Storm Porch: Electric meter cupboard and fuse box. Part-glazed door to:

Entrance Hall: Radiator. Stairs leading to the first floor. Cloaks cupboard housing the gas meter.

Cloakroom: White suite with low-level WC. Wall-mounted washbasin. Radiator.

Sitting Room: 20'11" x 12'2" (6.38m x 3.71m) Double aspect with picture window to front and two side windows. Radiator. Stone fireplace with granite hearth and coal-effect gas fire. Opening to:

Dining Room: 11'11" x 10'3" (3.63m x 3.12m) Chimney breast with wood mantel and fitted log-burning stove. Granite hearth. Radiator. Double-glazed French doors leading onto the rear garden. Timber double doors to kitchen/breakfast room/family room.

Kitchen/Breakfast Room/Family Room: 19'4" x 14'4" (5.89m x 4.37m) White gloss units and granite work surfaces with inset one and a half bowl sink unit. Good range of base cupboards and drawers and wall-mounted cupboards. Integrated Bosch dishwasher. Space for fridge/freezer. Central island unit with granite top, pan drawers and breakfast bar area. Bosch induction hob with glass and stainless-steel filter hood over. Double oven/grill. Tiled flooring. Radiator. Side window. PVCu double-glazed French doors leading onto the rear garden.

Utility Room: Working surface with space and plumbing for washing machine and space for tumble dryer beneath. Wall-mounted storage cupboards. Door leading to the garage.

Ground Floor Bedroom: 11'10" x 10'5" (3.61m x 3.17m) Two double fitted wardrobe cupboards. Radiator.

From the entrance hall, stairs lead to a spacious landing on the **FIRST FLOOR**

Landing: Double-glazed window with views to Truleigh Hill. Eaves storage cupboard containing the gas-fired boiler.

Bedroom 1: 14'7" x 13'1" (4.44m x 3.99m) Double-glazed window with lovely views towards Cissbury Ring. Three double fitted wardrobe cupboards. Door to:

En-Suite Bathroom/Shower Room: A white suite with shaped panelled bath. Low-level WC. Pedestal washbasin. Separate shower with chrome thermostatic shower unit. Tiled walls. Chrome towel rail. Downlighters.

Bedroom 2: 17'3" x 12'2" (5.26m x 3.71m) Radiator. Double-glazed window with Downland views. Triple fitted wardrobe cupboard. Door to:

En-Suite Shower Room: Shower cubicle with steam shower. Pedestal washbasin. Low level WC. Heated towel rail.

Bedroom 3: 12'10" x 11'11" (3.91m x 3.63m) Double-glazed window with views towards Truleigh Hill. Radiator. Triple fitted wardrobe cupboard.

Bathroom/WC: A white suite with panelled bath. Separate shower unit with chrome thermostatic shower. Pedestal washbasin. Low-level WC. Part-tiled walls. Double-glazed window. Tile-effect flooring. Chrome towel rail.

OUTSIDE

Front Garden: The property occupies a good-sized plot. The front of the property is arranged with a private shingle driveway leading to the garage. Shaped lawn area with bordering.

Garage: 20'8" x 10'1" (6.30m x 3.07m) With up and over door. PVCu double doors leading to the rear garden.

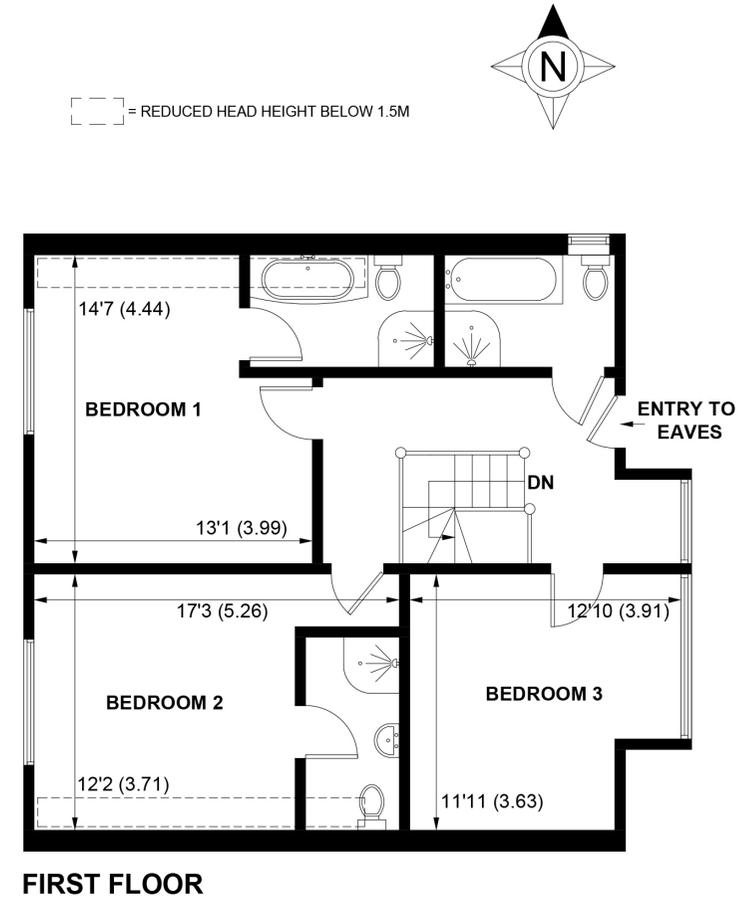
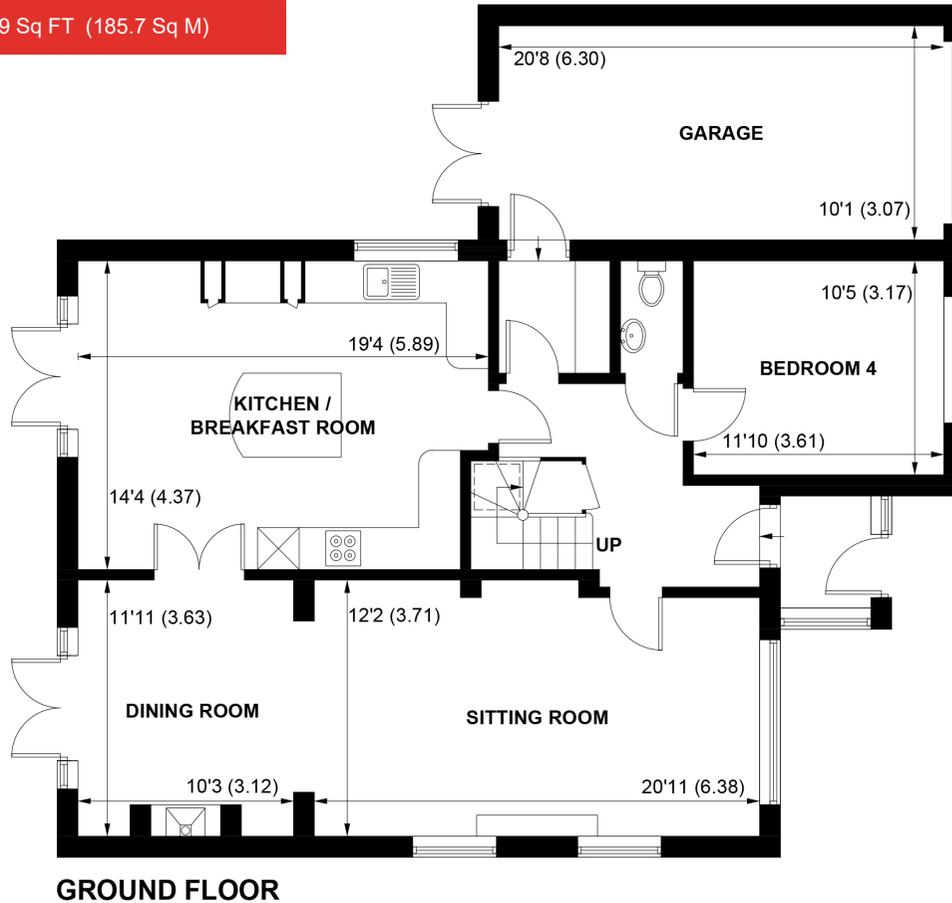
Rear Garden: With a westerly aspect with decking area, which extends to the side. Outside tap. Side access. Established lawn with mature bordering opening to rear garden area with timber garden shed.





Total Approximate Floor Area 1999 Sq FT (185.7 Sq M)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Services: All main services are connected | Council Tax: Valuation Band: 'E'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

Tel: 01903 879212
Estate Office | 38 High Street | Steyning | West Sussex | BN44 3YE
enquiries@hamiltongraham.co.uk
www.hamiltongraham.co.uk

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.
5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham. Intending purchasers must satisfy themselves on these matters.