



1 SAXON ROAD

STEYNING, WEST SUSSEX BN44 3FP

Hamilton Graham

ESTATE AGENTS

The property occupies a prominent position on the corner of Saxon Road and Kings Barn Lane. This is a popular residential area and just three-quarters of a mile from Steyning High Street and there is lovely walking country nearby, including the banks of the River Adur. Steyning is a small town of historical interest and the centre contains many fine period buildings. There is a wide choice of recreational activities available including the Leisure Centre with swimming pool. Local shops cater for day-to-day needs and larger supermarkets are at Shoreham-by-Sea (also mainline railway station), Worthing and Brighton. There are excellent primary and secondary schools and Steyning is convenient for daily travel to Horsham, Crawley and Gatwick which are normally within about 40 minutes' drive.

An impressive detached house of traditional construction with whitened brick elevations and replacement double-glazed windows under a pitched and tiled roof. This attractive and well-presented family home has nicely proportioned rooms with an exceptional kitchen/dining room and elegant sitting room. The gardens are largely contained by mature hedging, providing seclusion, and there is ample off-road parking. There is gas-fired central heating to radiators. Early possession is available – no ongoing chain.

Wide Covered Entrance Porch: Brick floor. PVCu double-glazed door with side panels to:

Spacious Reception Hall: 13'1" x 8'10" (3.98m x 2.69m) Understairs storage cupboard.

Sitting Room: 19'6" x 13' (5.94m x 3.96m) Double aspect. A nicely proportioned room with a bay window overlooking the garden. Feature Adam-style fireplace. Pair of patio doors to:

Conservatory: 12'6" x 10'11" (3.81m x 3.33m) Of PVCu construction on low brick walls with terracotta-coloured floor tiles. Double doors to the garden. Electric radiator.

Kitchen/Dining Room: 25'10" x 11'2" (7.87m x 3.4m) Triple aspect. A light and spacious family kitchen with tiled flooring throughout. Dining section with bay window and return door to hallway. Kitchen section with Formica worktops and peninsula breakfast bar. Inset single-drainer stainless steel sink unit with mixer tap. Tall unit housing Bosch double oven. Space and plumbing for dishwasher. Inset five-ring induction hob with filter hood over. Integrated refrigerator. Fitted cupboards and drawers. Pull-out larder cupboard with rack system. Return door to utility room.

Utility Room: 10' x 8'10" (3.05m x 2.69m) Tiled flooring. Work surface with inset sink with mixer tap, cupboard beneath, space and plumbing for washing machine. Space for tall fridge/freezer. Further storage cupboards. Door to rear garden.

Cloakroom: Low-level WC. Contemporary washbasin with mixer tap and cupboard beneath.

From the reception hall, stairs lead to feature split landing.

FIRST FLOOR

Bedroom 1: 14'2" x 13' (4.32m x 3.96m) Views across the rooftops to include Chanctonbury Ring in the distance. Good range of fitted bedroom furniture with hanging space and fitted drawers. Radiator.

En-suite Shower Room: Tiled flooring. Large corner shower cubicle. Vanity unit with contemporary washbasin with mixer tap and fitted drawers beneath and wall mirror above. Low-level WC.

Bedroom 2: 12'6" x 11'8" (3.81m x 3.56m) Distant country views.

Bedroom 3: 13'2" x 11'2" (4.01m x 3.4m) Double aspect.

Bedroom 4: 9'11" x 8'10" (3.02m x 2.69m) Fitted mirror-fronted cupboard with shelving.

Family Bathroom: Fully-tiled walls. Tiled flooring. P-shaped bath with shower end. Fitted washbasin with mixer tap. Low-level WC with concealed cistern. Chromium towel rail. Cupboard housing gas-fired boiler providing hot water and central heating.

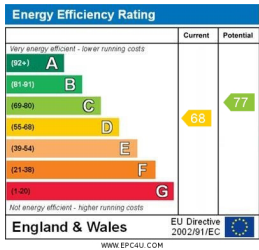
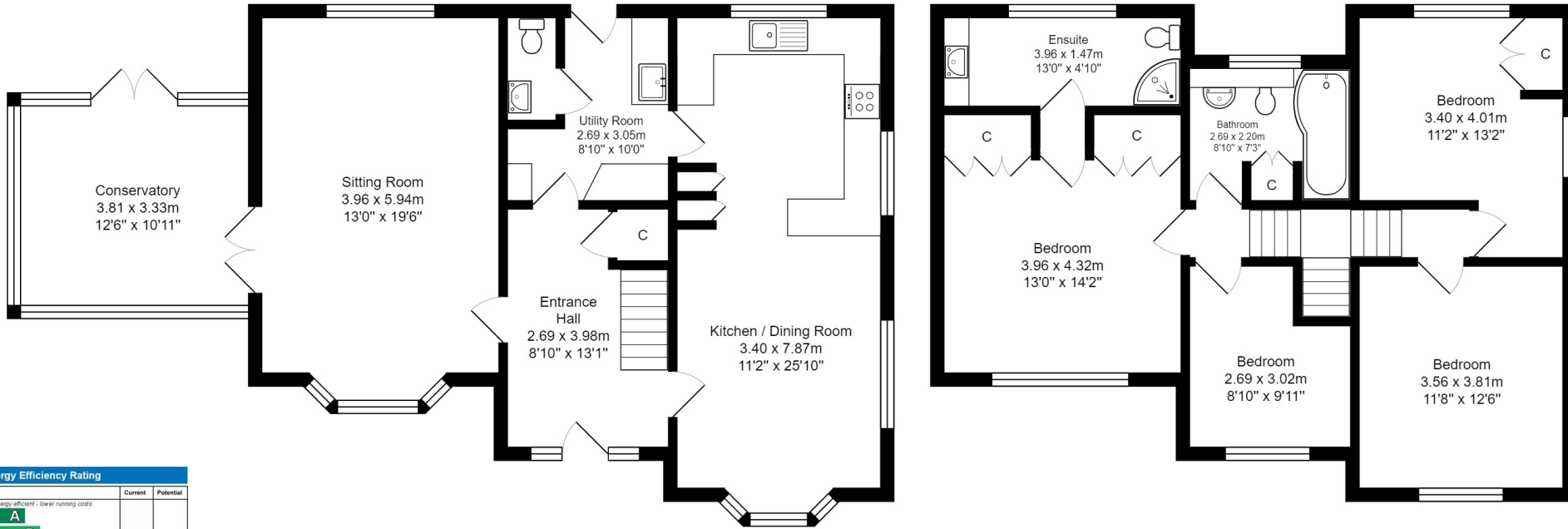
OUTSIDE

The property occupies an elevated position with mature hedge and fence boundaries. Paved steps lead to the covered porch and front door, with lawn and borders, and further larger area of lawn with timber garden shed. Paved seating area and stepping-stone paved pathway to secluded crazy-paved patio area to the rear of the property contained by fence and hedging. Gated pedestrian access to large parking area/driveway.





Total Approximate Floor Area 1678 Sq FT (155.9 Sq M)



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

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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IMPORTANT NOTE

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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.
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