

*Hamilton Graham*

ESTATE AGENTS

**9 The Ridings, Bramber, Steyning, BN44 3PX**



**01903 879212**

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# 9 The Ridings, Bramber, Steyning, West Sussex BN44 3PX

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## Immaculately Presented Family House in a Quiet Location

- Reception Hall • Cloakroom • Sitting Room • Kitchen/Dining Room •
- Family/Sun Room • Study • Principal Bedroom Suite with Large En-Suite Bathroom •
- Three Further Bedrooms • Shower Room • Front and Rear Gardens • Integral Garage •

**Price: £1,000,000 Freehold**

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

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### The Situation

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 lying in the lee of the South Downs National Park and the Conservation Area in the centre contains many fine period buildings. There is a wide choice of leisure activities available in the town.

### Approximate Distances:

Local shops cater for day-to-day needs and larger stores are at Shoreham-by-Sea (also main line railway station) five miles, Worthing eight miles and Brighton 12 miles. Steyning is convenient for daily travel to Horsham, Crawley and Gatwick, which are all normally within about 40 minutes' drive.

### The Property

A detached house providing excellent family space in a peaceful, traffic-free setting. The house was built some 65 years ago with brick and part-tile hung elevations under a pitched and tiled roof. Extended and modernised, the house now provides comfortable, well-planned family accommodation suitable for 21<sup>st</sup> Century living and with four double bedrooms. There is a stylish open-plan kitchen/dining room, open to the 30ft double-aspect sitting room with open fireplace. The family room provides the link to the large sun deck, providing an ideal space for outside entertaining and overlooking the secluded rear garden. The house is immaculately presented and features include full double glazing, modern gas-fired boiler, white sanitary ware, fitted kitchen, integral garaging and outside cellar store, ample parking and well-planned and carefully tended gardens. Internal inspection is highly recommended.

Front door to

**Reception Hall:** Karndean flooring. Door to garaging. Double doors to kitchen/dining room.

**Cloakroom:** Tiled flooring and half-tiling to walls. White suite of WC and washbasin. Chromium towel rail.

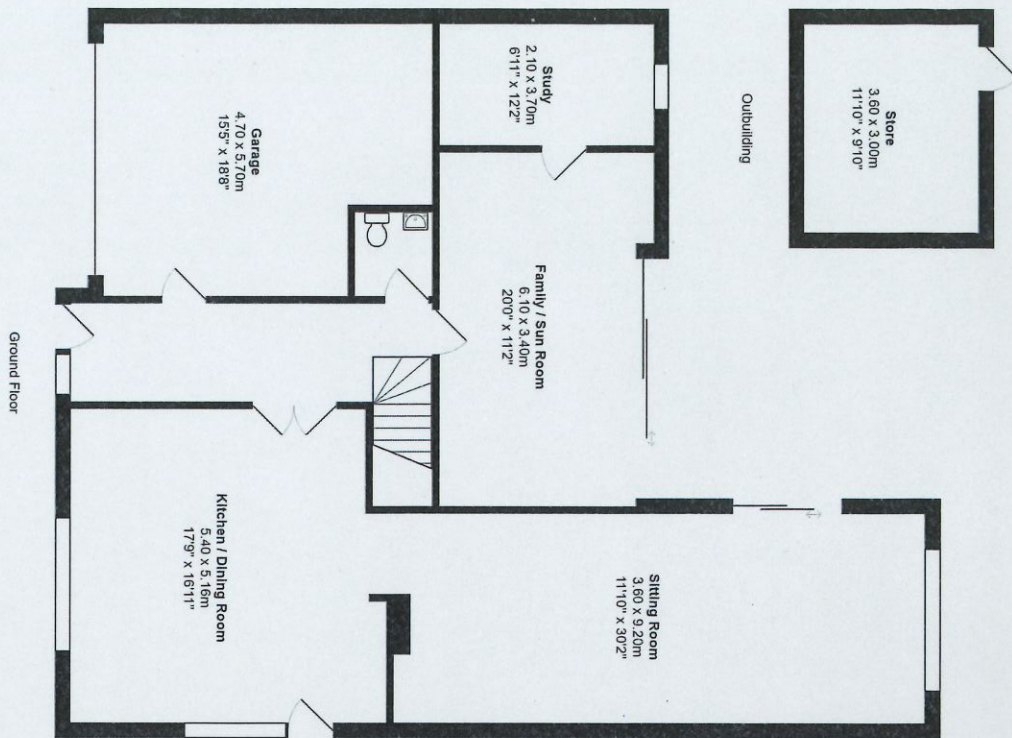
**Sitting Room:** 30'2" x 11'9" (9.2m x 3.6m) Double aspect, overlooking the sun deck and gardens. Arch feature. Contemporary open fireplace. Understairs store cupboard.

**Kitchen/Dining Room:** 17'11" x 17'8" (5.46m x 5.4m) Double aspect. An exceptional open-plan space with ceramic floor tiling. Comprehensive range of fitted units with wood-effect work surfaces and grey handleless cupboards and drawers including deep pan drawers. Excellent range of matching wall units. Five-ring Neff gas hob with Neff filter hood over. Triple tall unit housing oven and combination oven/microwave, tall fridge and shelved larder cupboard. Further recessed storage cupboards. Recessed ceiling lighting. Under-counter downlighting. Contemporary radiators. Picture window. Door to side access.



**Family/Sun Room:** 20'2" x 11'4" (6.1m x 3.4m) Beech flooring. Sliding patio doors overlooking and opening to the sun deck.

**Study:** 12' x 7' (3.7m x 2.1m) Overlooking the rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(82+)		
B	(61-81)		
C	(55-60)		71
D	(55-58)		
E	(39-54)	44	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

All measurements are approximate and for display purposes only.