



*EDWARD HOUSE*

SOPERS LANE, BRAMBER, WEST SUSSEX, BN44 3PU

*Hamilton Graham*

ESTATE AGENTS

**The Property:** Edward House is probably of early 18th Century origin with a rendered front elevation and attractive coursed flint work to the rear with brick quoins, all under a pitched and slated roof. Although abutting another dwelling on the eastern wall, the house gives the initial appearance and feeling of being detached. The rooms are nicely proportioned and include a sitting room with log-burning stove, farmhouse-style kitchen and separate second lounge/dining room suitable as a fourth bedroom if required. Windows are replacement double-glazed and there is gas-fired central heating to radiators. The delightful well stocked garden to the rear is contained and enjoys a high degree of seclusion and there is vehicular access to the front and rear of the property, providing ample off-road parking.

**Situation:** Sopers Lane is a quiet lane in the Parish of Bramber on the southern fringe of Steyning, about three-quarters of a mile from Steyning High Street and with direct access to the South Downs National Park and glorious open country. Steyning is a small town of historical interest and the centre contains many fine period buildings. There is an array of independent shops, selection of cafes, a Post Office, primary and secondary schooling, leisure centre with swimming pool, health centre, churches and a library. 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.

Front door to:

**Entrance Hall:** Solid oak flooring. Staircase off.

**Sitting Room:** 16'5" x 14'9" (5.01m x 4.51m) Double aspect. Wide window overlooking the front garden and leafy lane. Stone fireplace with fitted log-burning stove. Solid oak flooring. Recessed shelved storage cupboard and further storage locker.

**Cloaks/Shower Room:** Shower cubicle. Suite of washbasin and WC. Cupboard housing gas-fired boiler providing hot water and central heating.

**Lounge:** 18'8" x 8'3" (5.71m x 2.53m) Double aspect. Tiled flooring.

**Kitchen/Breakfast Room:** 17'10" x 11'4" (5.44m x 3.46m) Farmhouse-style double aspect room with door opening to the rear garden. Ample space for central breakfast table. Solid oak work surfaces with inset one and a half bowl sink fitting with mixer tap. Inset four-ring De Longhi hob with concealed filter hood over. Space and plumbing for washing machine. Concealed space and plumbing for dishwasher. Tall unit housing double oven. Further work surface with corner shelving and cupboards beneath. Matching wall cupboards and display cabinet with central shelving. Tall unit housing integrated refrigerator with storage above. Understairs walk-in cupboard. Walk-in recessed shelved pantry. Tiled flooring.

From the entrance hall, stairs lead to the

## FIRST FLOOR

**Landing:** Linen cupboard housing factory-lagged hot tank with fitted immersion heater and slatted shelving. Double radiator. Loft access.

**Bedroom 1:** 12'2" x 10' (3.7m x 3.03m). Views over Sopers Lane.

**Bedroom 2:** 11'7" x 11'5" (3.54m x 3.49m) Double aspect with views over Sopers Lane. Recessed deep wardrobe cupboard with twin hanging rails.

**Bedroom 3:** 11'8" x 7'3" (3.56m x 2.22m) Overlooking the pretty rear garden.

**Bathroom:** Tiled flooring. White suite of P-shaped bath with mixer tap and independent shower fitting with glazed shower guard, pedestal basin and WC. Chromium radiator/towel rail. Wall-tiling to wet areas.

**Separate WC:** White suite of WC and washbasin. Radiator.

## OUTSIDE

The front boundary is to Sopers Lane with close-boarded fencing containing a paved area. Herringbone-pattern driveway with gated side access to the rear garden.

**Rear Garden:** Contained by old flint walling and fencing. To lawn with central pathway and shaped beds and borders containing a variety of plants and shrubs and steps leading down to the house flanked by attractively-planted rockery borders. Outside tap. Pedestrian gate to further land providing gravelled parking bay for two/three vehicles.

Single detached **Garage** of brick construction under a tiled roof with an up-and-over door.




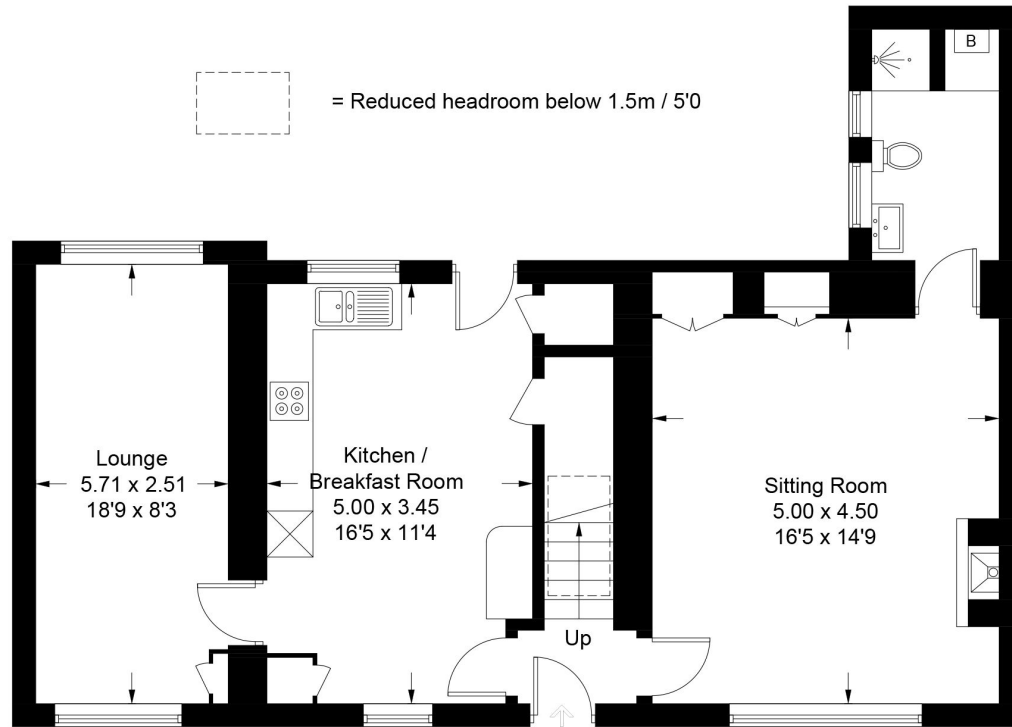


Total Approximate Floor Area 1363 Sq FT (126.6 Sq M)

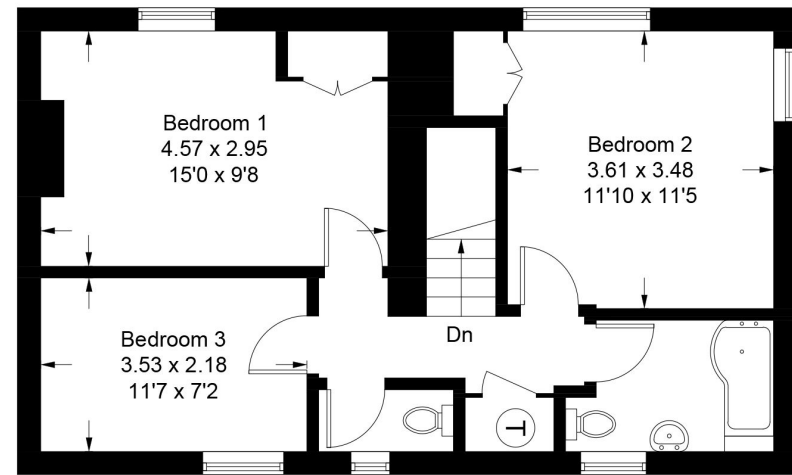


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	82
		EU Directive 2002/91/EC	

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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

Viewing strictly by appointment with the Agent.

**Hamilton Graham**  
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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.
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