



PILGRIM COTTAGE

MILL ROAD, STEYNING, WEST SUSSEX, BN44 3LN

Hamilton Graham

ESTATE AGENTS

The Property: An individual detached chalet-style house occupying an exceptional plot of approximately a third of an acre enjoying wonderful views to the South Downs. The property was originally a detached bungalow but, following conversion of the roof void, it now provides spacious and versatile accommodation with an impressive six-metre square sitting room with open fire and lovely views over the rear garden. There are two bedrooms on each floor and, given the size of the plot, a buyer seeking a larger home will see the potential to enlarge the property further, subject to usual consents. The property has been well-maintained with a modern kitchen with granite work surfaces, replacement double-glazed windows and gas-fired central heating to radiators. There is a long private driveway leading to an attached garage.

The Location: On the Western fringe of Steyning, and abutting the South Downs National Park, with un-spoilt views of meadows and the rolling slope of the South Downs. The view includes the ancient landmark of Chanctonbury Ring. Mill Road contains a variety of residential dwellings of mixed architectural styles in a highly convenient location within easy walking distance of Steyning High Street where there are shops for every day needs and a Post Office in a historic and picturesque street scene. There are many cultural and sporting facilities on the town as well as primary and secondary schools, modern Health Centre, library and churches.

The coast at Shoreham-by-Sea, with mainline railway station, is about five miles and Brighton 12 miles. Horsham, Crawley and Gatwick Airport are normally within 40-minutes' drive.

Oak front door to:

Entrance Porch: With vaulted ceiling. Part-glazed timber door to:

Conservatory/Dining Room: 25'2" x 7'7" (7.67m x 2.31m) PVCu double-glazed windows. Fitted blinds. Part-panelled walls. Two wall light points. Sliding patio door to rear garden. Part-glazed door to:

Entrance Hall. Open-tread staircase leading to the first floor. Cloaks cupboard.

Cloakroom: A modern white suite with low-level WC. Washbasin with cupboard under. Oak-effect flooring.

Sitting Room: 20'0" x 19'9" (6.09m x 6.03m) A generous living space enjoying fine views over the park-style gardens. Brick-faced fireplace with brick hearth, mantel and multi-fuel Stovax open fire with double doors. Tilt and turn double-glazed door leading onto the patio. Four wall light points.

Kitchen: 12'1" x 10'10" (3.68m x 3.30m) Fitted with cream Shaker-style units and granite work surfaces. An excellent range of base cupboards, drawers and wall-mounted cupboards. Neff ceramic hob with extractor hood over. Neff multi-function oven. Integrated fridge and dishwasher. Shelved larder cupboard. Under-cupboard lighting. Wood-effect flooring. Part-glazed door to conservatory.

Utility Room: 9'0" x 4'5" (2.74m x 1.36m) Work surface with space and plumbing for washing machine. Cupboard housing a water softener. Wall-mounted cupboard. Tall storage unit.

Bedroom: 15'7" x 10'9" (4.76m x 3.28m) Double aspect. Pair of double-glazed windows with fitted shutters. Fitted shelving to one wall.

Bedroom: 12'2" x 9'9" (3.72m x 2.97m) Double-glazed window with fitted shutter. Three double fitted wardrobe cupboards to one wall.

FIRST FLOOR

Landing: Velux window with views over the mill pond. Eaves storage access.

Bedroom 1: 19'9" x 14'4" (6.03m x 4.37m) Double-glazed door with adjoining windows and Juliet balcony with fine garden views and towards the South Downs and Chanctonbury Ring. Velux window to side. Fitted wardrobe cupboards and over-bed storage cupboards. Chest of drawers. Door to:

En-Suite Bathroom: A white suite with panelled bath. Shower screen. Thermostatic shower. Pedestal washbasin. Bidet. Low-level WC. Part-tiled walls. Heated ladder towel rail. Tiled floor.

Bedroom 2: 16'0" x 9'10" (4.88m x 3.00m) Double-glazed window to front. Velux window to side with mill pond views. Eaves storage access. Wardrobe cupboard housing the gas-fired boiler and hot water cylinder.

Shower Room/WC: Shower cubicle with glazed door and chrome thermostatic shower unit. Low-level WC. Pedestal washbasin. Heated chrome towel rail. Velux window. Tiled floor.

OUTSIDE

Front Garden: Well-maintained lawn. Stocked flower beds and hedgerow to side. Brick steps and pathway leading to front door. Outside lighting. Long private driveway with block pavers to:
Attached Garage: 17'11" x 8'11" (5.46m x 2.72m) With up and over door.

Rear Garden: Magnificent park-like gardens of approximately a third of an acre with fine vistas towards the South Downs and Chanctonbury Ring. Sandstone patio area which extends to the side with electric awning. Timber shed with power. Raised flower bed with pond and water feature. Pergola. Second timber shed. Established shaped lawn with an abundance of trees and shrubs including magnolia tree. Greenhouse. Rockery garden. Large timber workshop to rear. Post and rail boundary fence, backing on to the South Downs National Park.





Total Approximate Floor Area 2471 Sq FT (229.6 Sq M)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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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.
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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