



## *2 KINGSMEAD CLOSE*

BRAMBER, STEYNING, WEST SUSSEX BN44 3QB

*Hamilton Graham*

ESTATE AGENTS

**Kingsmead Close** is a small cul-de-sac of detached homes located off Sopers Lane within the Parish of Bramber. Sopers Lane is actually a bridleway forming part of the Monarch's Way, and giving direct access to the South Downs Way which is a national trail and also a cycle route, largely off road. It is an enviable location about three-quarters of a mile from Steyning High Street where there are good local shops and a wide range of leisure and sporting facilities.

An extended and versatile detached house with a west-facing rear garden. The property is of conventional construction, mainly brick with part tile-hung elevations beneath a concrete-tiled roof (the roof was re-tiled in 2023). The property has extensions to both sides, providing excellent reception space, and a particular feature is the music room/study with vaulted ceiling and mezzanine level. There is gas-fired central heating throughout and PVCu double-glazed windows.

Double-glazed door to entrance hall.

**Entrance Hall:** Tiled flooring. Radiator. Smooth plastered and coved ceiling. Understairs cupboard housing Vaillant gas-fired boiler.

**Shower Room/WC:** White suite of shower cubicle with chrome thermostatic shower over, washbasin, and low-level WC. Towel rail.

**Sitting Room:** 16'2" x 13'5" (4.93m x 4.09m) Multi-fuel stove with slate hearth. Oak mantel. Exposed floorboards. Radiator. Door to conservatory.

**Conservatory:** 15'4" x 9'9" (4.67m x 2.97m) Pitched glass roof. Tiled flooring. Overhead storage cupboard. Utility cupboard. Electric radiator.

**Music Room:** 21'3" x 8'2" (6.48m x 2.49m) Feature vaulted ceiling. Air-source heat pump. Two Velux windows (operated by remote control, with rain sensor). Three radiators. Stairs leading to **Mezzanine Level**.

**Kitchen/Dining/Family Room:** 22'4" x 19'4" (6.81m x 5.89m) A modern kitchen with silver gloss units and roll-edge work surfaces. One-and-a-half bowl stainless steel sink unit with cupboards beneath. Integrated oven with Neff hob over and extractor hood. Corner carousel. Integrated dishwasher and microwave. Space for fridge/freezer. Wall-mounted cupboards. Smooth plastered and coved ceiling. Part-tiled walls. Tiled flooring. Downlighters. Door leading to the study. Dining/family room area: Double aspect. Maple flooring. Patio door leading to the rear garden. Smooth plastered and coved ceiling. Larder cupboard. Two radiators.

**Study:** 12'2" x 10'11" (3.71m x 3.33m) Overlooking garden. Radiator.

## FIRST FLOOR

**Landing:** Access to the loft space. Shelved airing cupboard housing the hot water tank. Wardrobe/storage cupboard. Radiator.

**Bedroom 1:** 13'5" x 9'11" (4.09m x 3.02m) Double aspect. Two double fitted wardrobe cupboards. Radiator.

**Bedroom 2:** 13'7" x 9'4" (4.14m x 2.84m) Radiator.

**Bedroom 3:** 9' x 8'7" (2.74m x 2.62m) Recessed wardrobe cupboard. Radiator.

**Bedroom 4:** 10' x 7'2" (3.05m x 2.18m) Radiator.

**Bathroom/WC:** Modern white suite with panelled bath with central tap, Mira shower with remote control, vanity washbasin with cupboard, low-level WC. Part-panelled and part-tiled walls. Radiator.

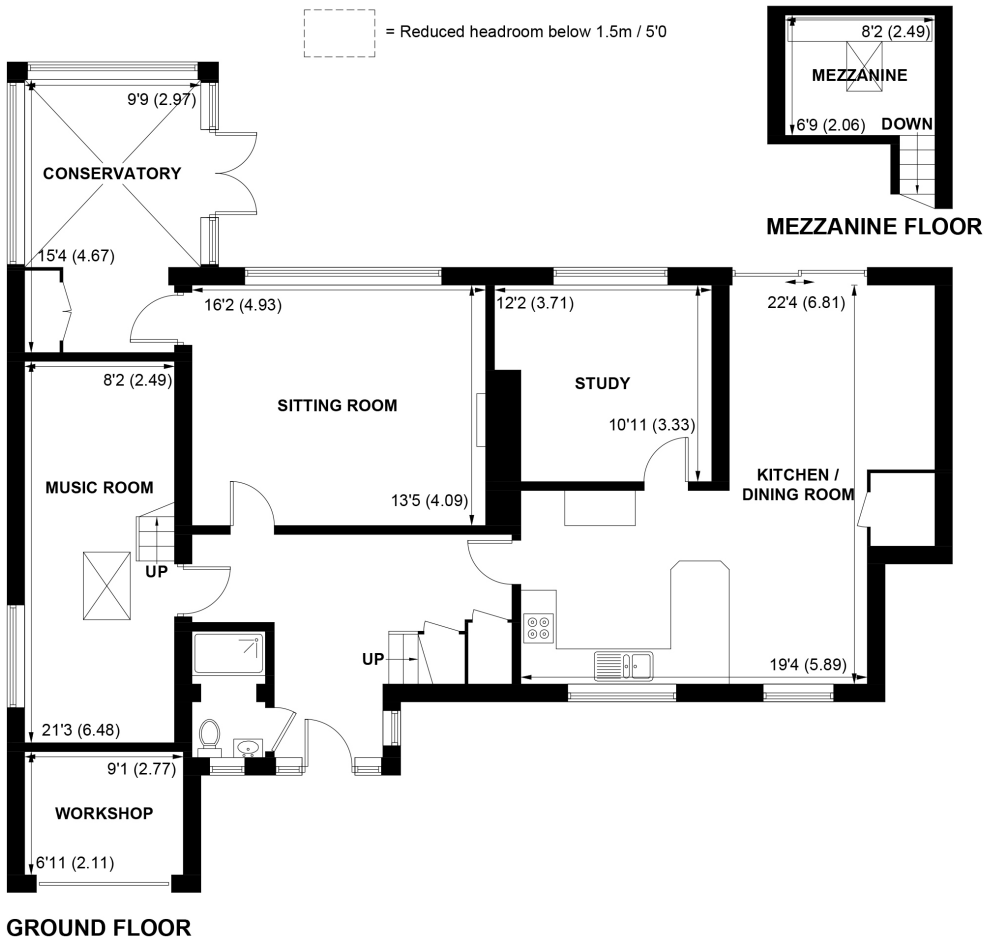
## OUTSIDE

**Front Garden:** Laid partly to lawn with bordering. Block-paver driveway providing off-road parking. Timber gate leading to rear garden. Outside water supply. Store with pitched roof and roller door.

**West-Facing Rear Garden:** Full-width Indian sandstone patio with dwarf-wall boundary. Raised decking. Further paved area to side with two sheds. Raised lawn with mature bordering. Further borders with railway sleepers. External power. Further side access with timber gates. Rear access gate.







Total Approximate Floor Area 2072 Sq FT (192.6 Sq M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>	67	76
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**  
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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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