



5 THE OLD COURTHOUSE

BANK PASSAGE, STEYNING, WEST SUSSEX, BN44 3YA

Hamilton Graham

ESTATE AGENTS

An exceptional town house forming part of the award-winning conversion of the Old Courthouse. The attractive elevations are boulder flint with brick quoins under a pitched and slated roof. Original fenestration remains, with deep windows to complement the internal high ceilings in this comfortable and elegant home. There is a recently-installed high-quality kitchen, white sanitaryware, double-glazed windows and gas-fired central heating to radiators. There are gardens on three sides of the property which enjoy good seclusion and are arranged for ease of maintenance.

In a charming, quiet lane off the picturesque High Street and within the Conservation Area, the location is highly convenient for all shops and other amenities. Steyning is a small country town full of charm and contains well over 100 period buildings of all ages. It also has schools for all ages, a library, and sports hall with swimming pool, which are all within a short walk of this property. The South Downs National Park forms the backdrop to Steyning and provides lovely open walking country for many miles. Shoreham-by-Sea, on the south coast, is about five miles (with mainline railway station) and the larger coastal towns of Worthing and Brighton are eight and twelve miles respectively. Horsham, Crawley and Gatwick can normally be reached in about 40 minutes by car.

Front door to **Entrance Hall**: Ceramic tiled flooring. Large cloaks cupboard.

Cloakroom: WC and washbasin.

From the entrance hall, double doors with glazed panelling to sitting room.

Sitting Room: 23'10" x 20' decreasing to 15'8" (7.28m x 6.1m > 4.79m) A large bright room with a triple aspect. Downlighters and wall-lights to fireplace. Recently-fitted multi-fuel burner and period Gothic fireplace. French doors to side terrace. Built-in low-level bookshelves.

Raised Dining Area: 12' x 9'4" (3.65m x 2.84m) Exposed pine floorboards. French doors to west-facing terrace. Double doors to kitchen. Downlighters and wall lights. Double doors to kitchen.

Kitchen: 11'4" x 9'6" (3.47m x 2.9m) Overlooking the rear garden. Recently refitted with a comprehensive range of drawer units with a Corian worktop and splashbacks. Inset Blanco stainless steel sink with waste disposal. Siemens appliances including integrated dishwasher, induction hob with downwards extraction, full-sized oven, microwave/steaming oven and warming drawer. Back-lit glass display shelves. Double doors to utility room.

Utility Room: 8'10" x 8'6" (2.7m x 2.6m) Trades door and door to garden. Inset Blanco stainless steel sink, space and plumbing for

washing machine and dryer, space for fridge/freezer. Large larder/food storage cupboard with drawers beneath. Cupboard housing recently-installed Vaillant gas boiler. Pull-out storage unit.

Staircase to spacious **FIRST FLOOR** landing.

Spacious Landing: Linen cupboard housing recently-installed Multiflo tank. Recessed lighting.

Bedroom 1: 14'6" x 14'1" (4.44m x 4.29m) A fine room with double aspect and a partially-vaulted ceiling and arch-topped windows. Excellent range of floor to ceiling wardrobe cupboards. Door to:

En-suite Shower Room: Luxury modern suite with large shower area and drench head. Quartz surface with inset washbasin and fitted cupboards beneath. Low-level WC. Towel rail.

Bedroom 2: 12'1" x 8'4" (3.69m x 2.55m) Overlooking the rear garden. High vaulted ceiling. Double wardrobe cupboard.

Bedroom 3: 11'4" x 8'4" (3.45m x 2.54m) Overlooking the rear garden. Vaulted ceiling. Recessed double wardrobe cupboard.

Family Bathroom: Fully tiled walls and flooring. White suite of panelled bath with overhead shower, washbasin, bidet and WC. Towel rail.

A door from the landing gives access to the attic staircase to the **SECOND FLOOR**.

Attic Bedroom: 16'8" x 12' (5.09m x 3.68m) An impressive room with exposed pine kingpost structure and original floorboards. Views over the rooftops of the town. Eaves storage locker. Walk-in spacious loft storage void.

OUTSIDE

Front garden contained by a dwarf wall and metal railings with stone paving leading to the front door. Well-stocked with established planting including a wisteria and Albertine rose. Side courtyard contained by walling.

Rear garden contained by wooden fencing. Thoughtfully landscaped with stone paving, raised brick bed with an ornamental cherry tree and further beds with a good variety of established plants and shrubs providing colour throughout the year. The raised terrace adjoins the dining room with steps down to the lower level. Timber garden shed.

Single Garage: Located opposite the property with an electrically-operated up-and-over door and parking for one car in front of the garage.



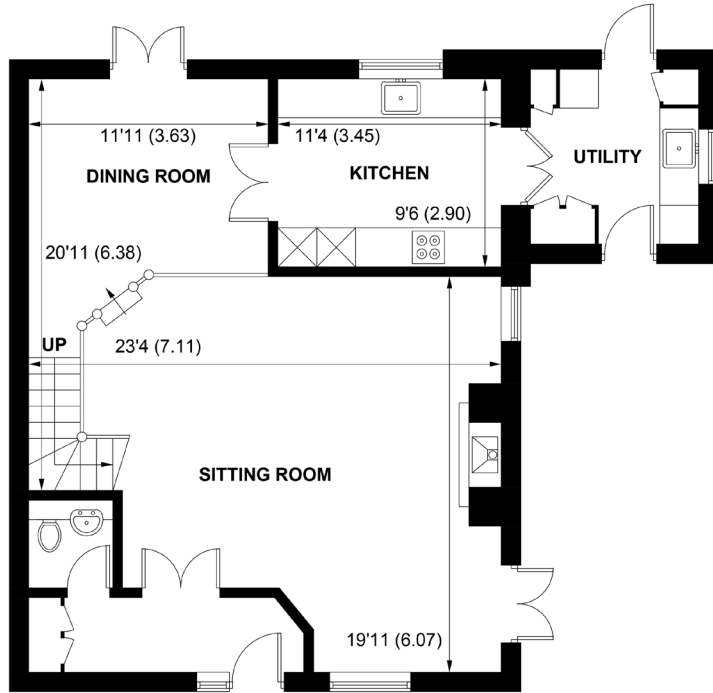


Total Approximate Floor Area 1847 Sq FT (171.6 Sq M)

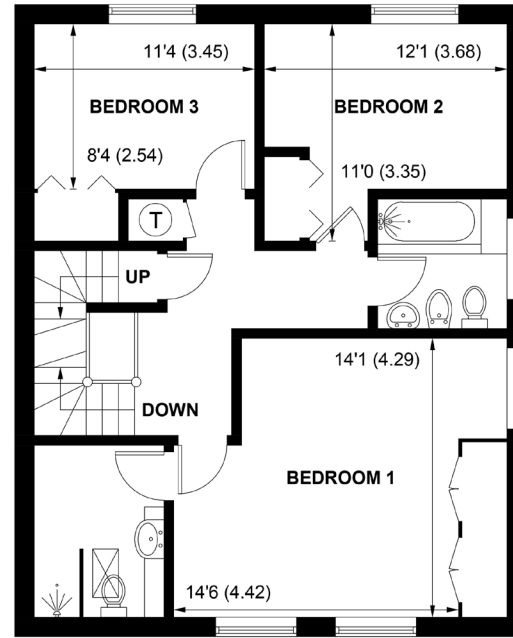
 = REDUCED HEADROOM BELOW 1.5M / 5'0

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		

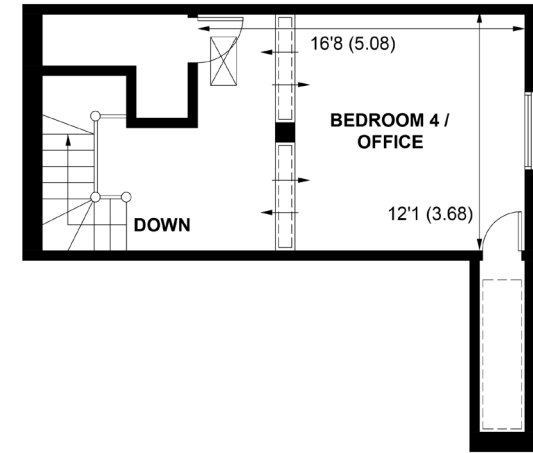
Most energy efficient - lower running costs
Least energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC
www.epc-uk.com



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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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