



## *GREAT GABLES*

NEWHAM LANE, STEYNING, WEST SUSSEX, BN44 3LR

*Hamilton Graham*

ESTATE AGENTS

**Great Gables** is an eye-catching landmark building with wonderful views to the ridge of the Downs and yet within a few minutes' walk of Steyning High Street. The house was built for the present owners' occupation some 20 years ago and is of conventional construction with oak clad elevations under a high pitched roof with glazed gable ends. The accommodation is partly open plan and designed to take full advantage of the setting and includes a first floor covered balcony with commanding views. Windows are double glazed in oak frames and there is gas-fired central heating with underfloor heating to the ground floor. The gardens enjoy good seclusion and there is easy access to a spacious and boarded roof void. Viewing is highly recommended and there is no ongoing chain.

The house is located on Newham Lane just before the lane narrows and leads up to the South Downs, and is about half a mile from Steyning High Street. Steyning is a small town of historical interest with good local shops, primary and secondary schools, local health centre and many social, sporting and recreational facilities including tennis courts and a leisure centre with swimming pool. 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.

Oak front door with glazed panels to

**Entrance Hall:** Cloaks cupboard with hanging rail.

**Cloakroom/Utility:** Walls tiled to half height. WC and washbasin. Deep recess with space and plumbing for washing machine.

**Sitting Room:** 19'10" x 12'6" (6.05m x 3.81m) Southerly aspect with French doors opening to the rear garden. Contemporary fireplace with glass-fronted gas log-effect fire. Three wall-light points. Return door to dining section. Open-plan to:

**Study:** 12'6" x 9'2" (3.81m x 2.79m) Feature gable window.

**Kitchen/Dining Room:** 24'8" x 10'4" (7.52m x 3.15m) A generous, triple-aspect room with bay window providing country views. **Kitchen Area** with polished granite work surfaces. Inset twin sink with mixer tap. Inset Neff five-ring hob with filter hood over. Integrated dishwasher. Tall unit housing double oven. Range of cupboards and drawers including deep pan drawers and matching wall units. Recessed ceiling lighting. Tiled flooring continuing through to **Dining Section** with low window and bench seat overlooking the garden. Two wall-light points. French door to the garden.

#### Ground Floor Bedroom Suite

**Bedroom:** 17'1" x 9'9" (5.21m x 2.97m) Pair of wall lights.

**Shower Room:** Tiled flooring and fully tiled walls. Corner shower, pedestal basin and WC. Velux roof light. Chromium towel rail.

From the entrance hall stairs with oak banister and bespoke stainless steel spindles lead to the

#### FIRST FLOOR

**Landing:** Large window. Loft access with fitted pull-down ladder.

**Bedroom 1:** 13'11" x 12'9" (5.21m x 2.97m) Glazed gable with fine views over farmland. Recessed wardrobe cupboard. Two wall-light points. Two radiators. Door to:

**Covered Balcony:** Commanding views to the ridge of the South Downs.

**Bedroom 2:** 15'11" x 12'5" (4.85m x 3.78m) Overlooking the garden and with fine views beyond. Door to balcony. Wall-light point. Radiator. Door to:

**Walk-in Closet/Study:** Velux window. Radiator. Access to boarded eaves space.

**Family Bathroom:** White suite of panelled bath with mixer taps, wide contemporary washbasin with mixer taps and cupboards beneath, low-level WC, corner glazed shower cubicle. Chromium towel rail. Double-width linen cupboard with slatted shelving and factory-lagged hot water cylinder. Recessed ceiling lighting. Tiled flooring and fully-tiled walls.

#### ATTIC SPACE

From the landing, a fitted pull-down ladder gives access to a fully-boarded roof void with glazed gable ends providing excellent, easily-accessible storage space. Worcester gas-fired boiler providing hot water and central heating.

#### OUTSIDE

The property occupies a plot that is virtually triangular in shape with a south-westerly aspect to the rear and enjoying a high degree of seclusion. There are fence and wall boundaries, and a paved terrace adjoining two sides of the property with steps up to a well-tended lawn with established borders and ornamental fish pond. External power point. To the front of the property is a gravelled section providing hard standing for vehicles. Double gates give side access to the rear garden.

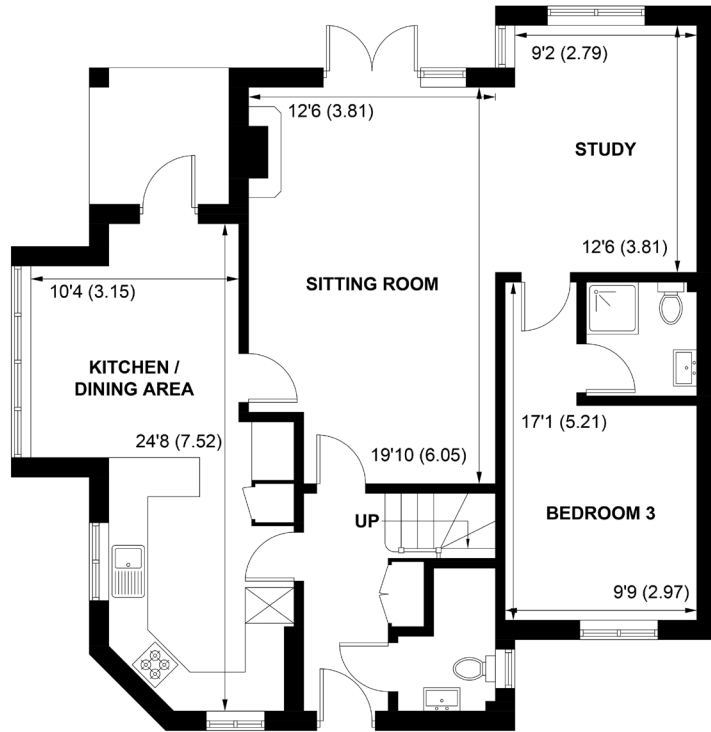




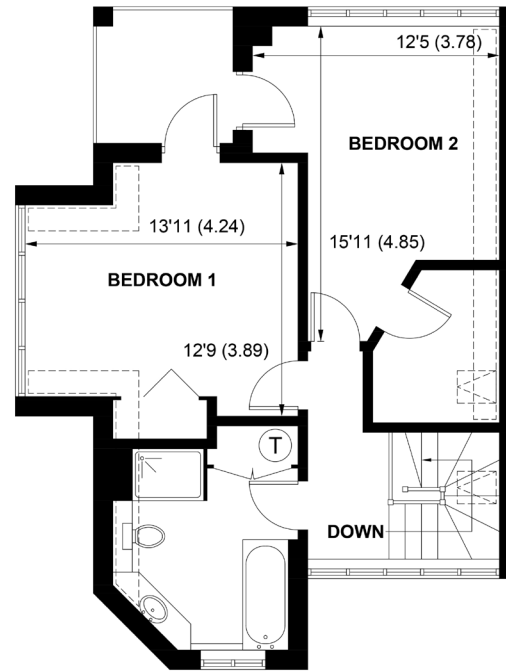


 = REDUCED HEADROOM BELOW 1.5M / 5'0


Total Approximate Floor Area 1464 Sq FT (136 Sq M)



**GROUND FLOOR**



**FIRST FLOOR**

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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		74	85
		EU Directive 2002/91/EC	

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

Viewing strictly by appointment with the Agent.

**Hamilton Graham**  
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