



Jacaranda

3 CRIPPS LANE, STEYNING, WEST SUSSEX BN44 3YD

Hamilton Graham

ESTATE AGENTS

Cripps Lane is the continuation of Church Street, up the hill past the parish church. It is a central location with lane and footpath access via Jarvis Lane to the Steyning Centre and amenities including shops for day-to-day needs and Post Office in the historic and picturesque High Street. Steyning is a small country town full of interest and the centre contains many fine period buildings. The town is adjoined by the South Downs National Park and there is a wide choice of leisure and sports activities available. There are churches of several denominations, library and modern health centre, as well as primary and secondary schools.

Approximate Distances: The mainline 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 can normally be reached in less than 40 minutes by car.

The Property: An immaculately-presented, individual, detached bungalow set in attractive and secluded gardens and within walking distance of the High Street. The property is of traditional construction with brick elevations and replacement double-glazed windows under an interlocking tiled roof. The bungalow provides spacious, modern living space with bi-fold doors opening to the well-stocked gardens and there is parking and garaging to the rear of the property. There are modern kitchen and sanitary fittings and gas-fired central heating to radiators.

Front door to:

Open-Plan Living Space comprising Kitchen and Dining Area:

23'9" x 11'6" (7.25m x 3.5m) Double aspect with bi-fold doors opening to the front garden. Timber-effect flooring. Comprehensively fitted kitchen with Slimline stone-effect work surfaces with inset one-and-a-half bowl sink unit and space and plumbing for dishwasher. Large central island with inset AEG five-ring gas hob with breakfast bar end and range of cupboards and drawers beneath. Tall unit housing Neff oven. Recessed ceiling lighting. Cupboard housing Vaillant gas-fired boiler providing hot water and central heating.

Sitting Room: 11'4" x 10'5" (3.47m x 3.19m) Double aspect. Timber-effect flooring. Triple folding doors. Recessed ceiling lighting.

Bedroom 1: 12'6" x 11'10" (3.83m x 3.61m) Timber-effect flooring. Pleasant aspect onto the vegetable garden. Door to:

En-suite Shower Room: Tiled shower recess with glazed sliding doors. Washbasin. WC. Recessed ceiling lighting. Light and shaver point. Space and plumbing for washing machine.

Bedroom 2: 11'3" x 10' (3.45m x 3.06m) Double aspect. Timber-effect flooring.

Bathroom: Tiled recess with small hip bath with mixer tap and spray attachment. Pedestal washbasin. WC. Light and shaver fitment. Heated towel rail.

OUTSIDE

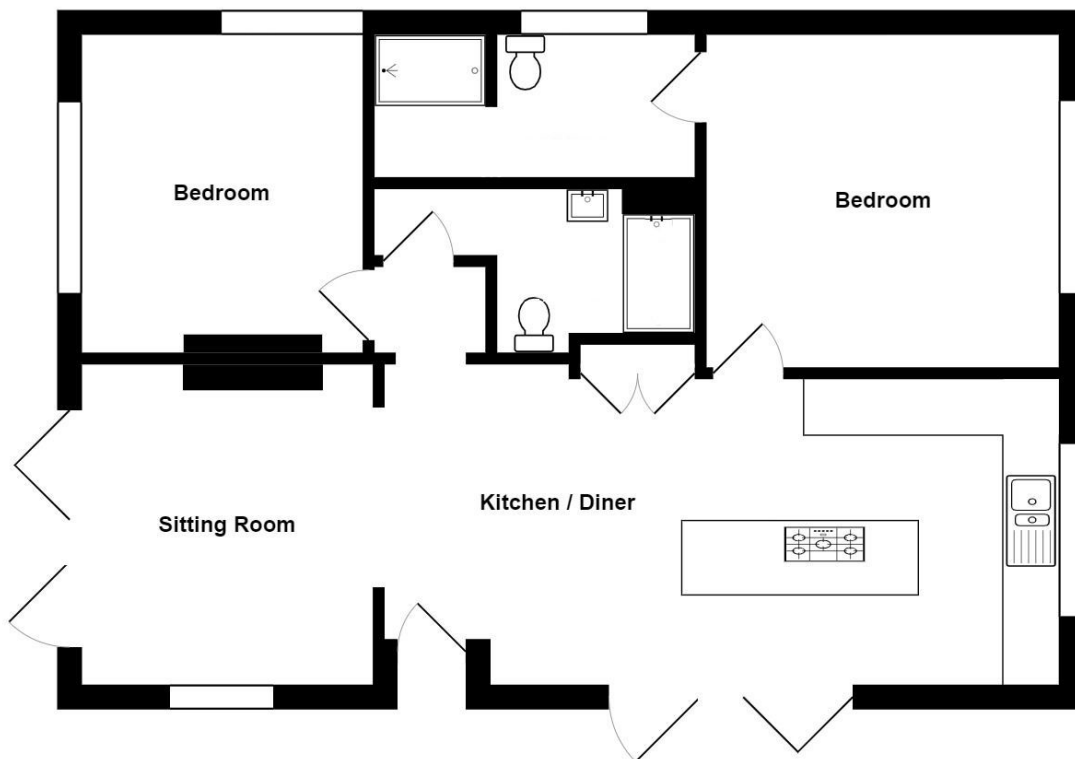
Brick boundary wall with gated access and steps to delightful gardens. To the front of the property is a crazy-paved pathway and circular terrace in grey stone with deep herbaceous borders containing a wide variety of plants providing texture and colour throughout the year, with honeysuckle and climbing roses. Areas of lawn, again with deep, well-stocked borders, and a partially-raised sun deck area. To one side of the property is hard landscaping with raised vegetable beds and aluminium greenhouse. Timber workshop.

Single Garage with power connected, up-and-over door and personal door to side and additional covered parking.

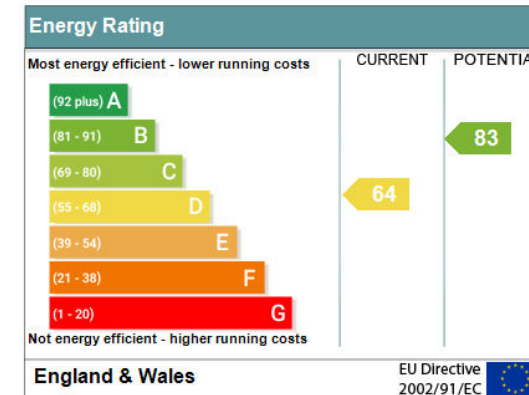




Total Approximate Floor Area 798 Sq FT (74.1 Sq M)



Address: 3 CRIPPS LANE, STEYNING, BN44 3YD
RRN: 8039-1226-6000-0539-7222



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

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.
5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham. Intending purchasers must satisfy themselves on these matters.