



## TOP FLAT, ST BEETHAS

COLLEGE HILL, STEYNING, WEST SUSSEX BN44 3GB

*Hamilton Graham*

ESTATE AGENTS





The top flat at St Beethas is on College Hill at the southern end of Steyning High Street with southerly views across the town to the South Downs. It can also be reached from Goring Road and is in what is generally considered to be the best residential part of this town. Steyning has shops for day-to-day needs, schools for all ages, health centre, leisure centre with swimming pool, and many other amenities, and is convenient for daily travel to Worthing, Brighton, Horsham or Crawley. Gatwick Airport is normally about 40 minutes' drive.

This spacious maisonette forms the first and second floors of a fine example of late Victorian architecture with contrasting red brick and pebbledash elevations under a pitched and tiled roof with dormer window. Internally, the specification is to 21st century standards with quality kitchen and sanitary ware with traditional lines to complement the period of the house, neutral décor with white oak-finish flooring, full gas-fired central heating and double glazing. The principal rooms enjoy some fine views across the town to the ridge of the South Downs and the south-west facing front garden of the building is for the sole use of this dwelling.

Front door to communal hallway. Private front door with glazed panel and wrought-iron screen to stairwell. Stairs with original banister and shaped spindles to

## FIRST FLOOR

### Landing.

**Sitting Room:** 16'3" x 11'8" increasing to 14' into bay (4.96m x 3.56m < 4.25m) South-westerly aspect with views to the Round Hill and the ridge of the South Downs. Impressive carved French fireplace with painted timber surround, cast-iron grate and slate hearth. Four wall-light points.

**Kitchen:** 12'5" x 9'2" (3.78m x 2.79m) Rooftop views. Immaculately presented and finished to a high specification with polished white marble worksurfaces and light grey units with contemporary fittings. Inset deep enamel sink with integrated waste bin to side and space and plumbing for dishwasher. Cutlery drawer and deep pan drawers. Inset Neff gas hob with filter hood over and double oven beneath. Matching wall units. Original fireplace with shelved cupboard to side. Two wall-light points.

**Bedroom 3:** 10'10" x 9'10" into cupboards (3.3m x 3.01m) Range of fitted wardrobe cupboards with hanging rails. Laundry cupboard housing space and plumbing for washing machine and spin dryer. Boiler cupboard housing modern Worcester gas-fired boiler providing hot water and central heating.

**Bathroom:** Stylish suite in white with black tiled flooring and full white tiling to walls. Panelled bath with mixer taps and independent shower with drench head and shower snake. Traditional washbasin with mixer tap and cupboards beneath. WC with concealed cistern. Chromium ladder rack radiator/towel rail.

From the landing, stairs with original banister and shaped spindles to

## SECOND FLOOR

**Landing.** Loft access with pull-down ladder.

**Principal Bedroom:** 18'7" max decreasing to 10'9" x 15'3" (5.67m max > 3.29 x 4.65m) L-shaped. Fine views to the wooded skyline of the South Downs. This sizeable room has potential to provide an en-suite facility subject to usual consents.

**Bedroom 2:** 14'2" x 6'8" (4.5m x 2.04m) Eaves storage cupboard.

**Cloakroom:** WC and washbasin in white with fitted cabinets. Roof light.

## OUTSIDE

The apartment has exclusive use of the well-tended front garden which is contained by low walling, to lawn with central bed and established honeysuckle.

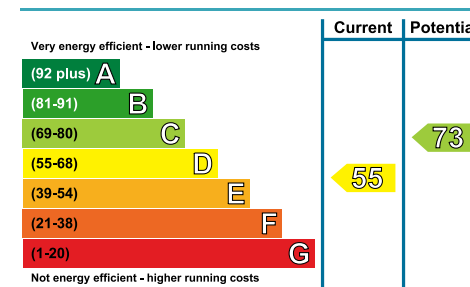
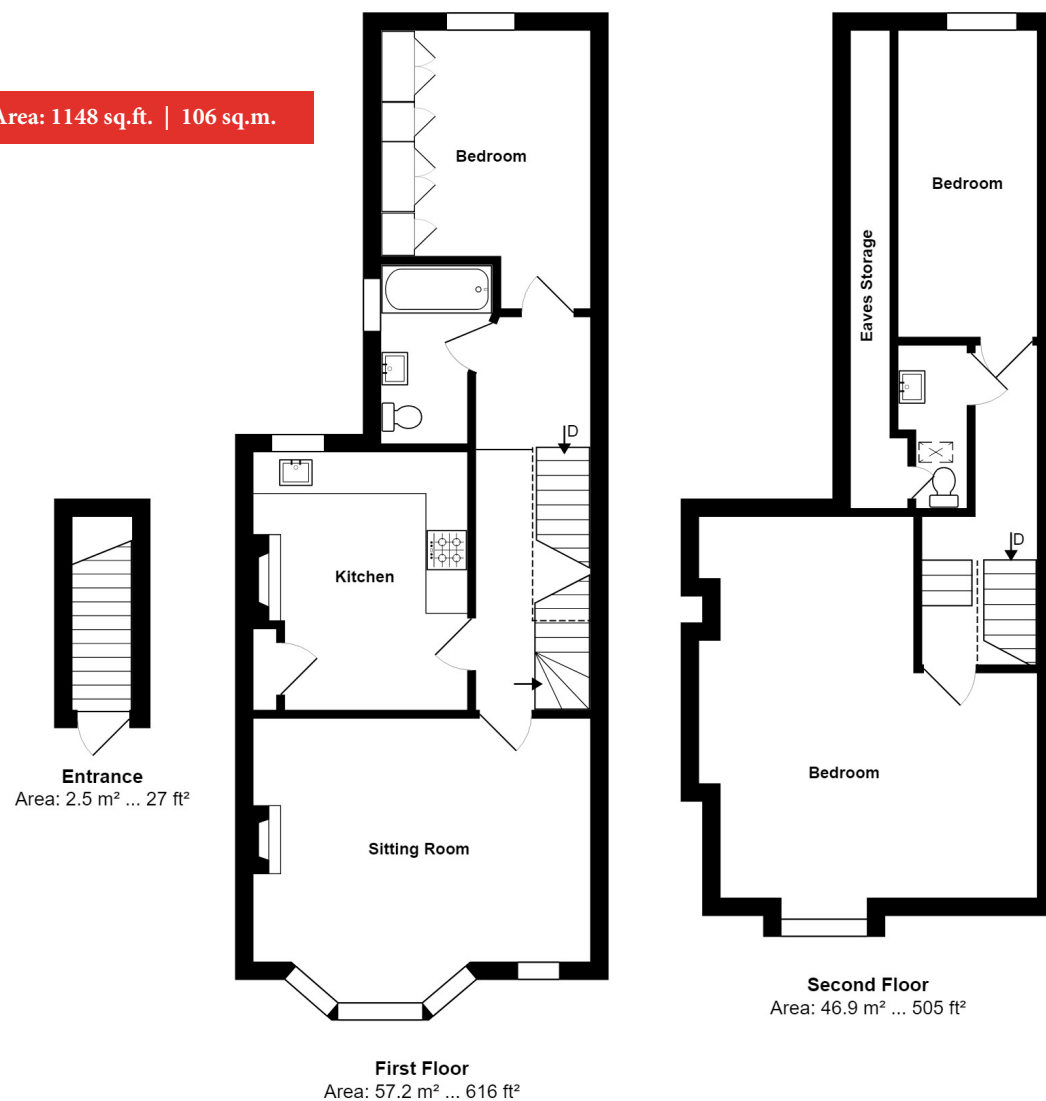








Total Floor Area: 1148 sq.ft. | 106 sq.m.



- Sitting Room
- Kitchen
- Bathroom
- Three Bedrooms
- Cloakroom
- Front Garden

**Tenure:** Share of freehold.

**Lease Information:** 125 years from 2020

**Ground Rent:** £0

**Maintenance Costs and Insurance:** These are shared 50/50 with the flat below.

**Services:** All main services are connected.

**Council Tax Valuation Band:** 'C'

**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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