



New Brambles

46A GORING ROAD, STEYNING, WEST SUSSEX, BN44 3GF

Hamilton Graham

ESTATE AGENTS

An attractive and individual detached house built in 2010 and providing spacious and immaculately-presented accommodation arranged over three floors. Elevations are brick and tile-hung under a pitched and tiled roof and the gardens have matured nicely with a westerly aspect to the rear. Today the house is exceptionally well appointed as the present owners have enhanced this well-designed home which is offered in show home condition with new luxury sanitary ware, fully-fitted kitchen with siltstone quartz surfaces, immaculate décor and newly-fitted carpets. A particular feature is the spacious open-plan kitchen/family room with direct access to the secluded garden and the option of four or five bedrooms to suit a family's individual needs. This is an efficient and well-insulated home with full double glazing and gas-fired central heating (new boiler) with zoned areas and underfloor heating to the ground floor. 21st Century features include Cat 5 cabling, Sonos speaker system and solar water heating. Viewing is highly recommended and early possession is available.

Goring Road is a prime residential location on the south-west side of the town and it has always been the fashionable road in the town. Close to the southern end of the road, the property is within a short walk of Steyning High Street with shops for everyday needs and Post Office. It is also ideal as a family home as it is within walking distance of schools as well as the various sporting and cultural and other recreational facilities, of which there are almost a hundred in Steyning. The small country town lies at the foot of the South Downs National Park.

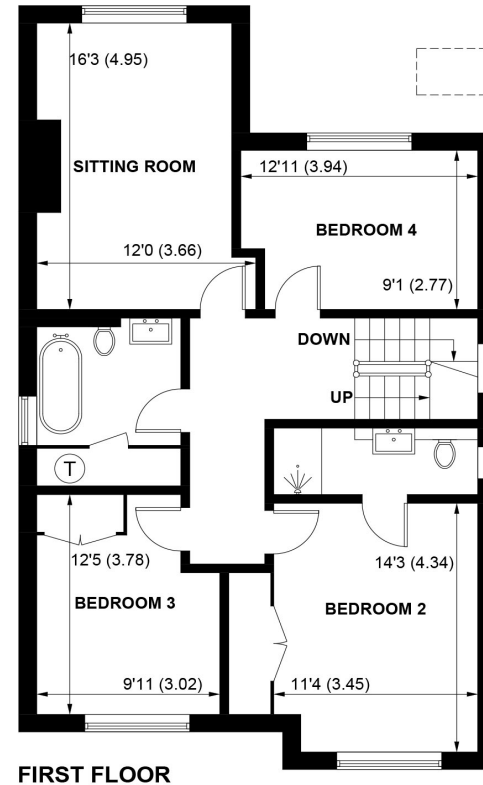
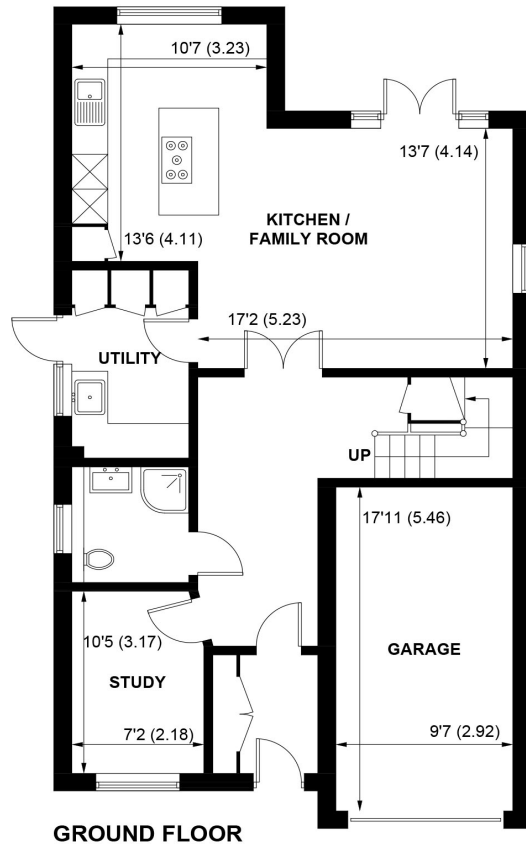
There is a local by-pass which diverts most through-traffic from the town, and Worthing and Brighton are eight and 12 miles respectively. Horsham is about 14 miles to the north and Crawley and Gatwick Airport can normally be reached in about 40 minutes. The nearest mainline railway station is at Shoreham-by-Sea (five miles).





*Entrance Vestibule | Reception Hall |
Cloaks/Shower Room | Study | Kitchen/
Family/Dining Room | Utility Room | First
Floor Sitting Room, Guest Bedroom Suite,
Bedrooms 3 and 4 and Family Bathroom |
Second Floor Principal Bedroom, Bedroom
5 and Shower Room | Integral Garage |
Brick Driveway | Gardens to Front and Rear*

Total Approximate Floor Area including Garage 2353 Sq FT (218.6 Sq M)



= REDUCED HEADROOM BELOW 1.5M / 5'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	85
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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

Viewing strictly by appointment with the Agent.

Hamilton Graham
 ESTATE AGENTS

Tel: 01903 879212
 Estate Office | 38 High Street | Steyning | West Sussex | BN44 3YE
 enquiries@hamiltongraham.co.uk
 www.hamiltongraham.co.uk

IMPORTANT NOTE

- 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.
- Measurements, distances and aspects where quoted are approximate.
- 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.
- 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.
- 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.