



HIGHCROFT

51 GORING ROAD, STEYNING, WEST SUSSEX, BN44 3GF

Hamilton Graham

ESTATE AGENTS





Highcroft

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West Sussex | BN44 3GF

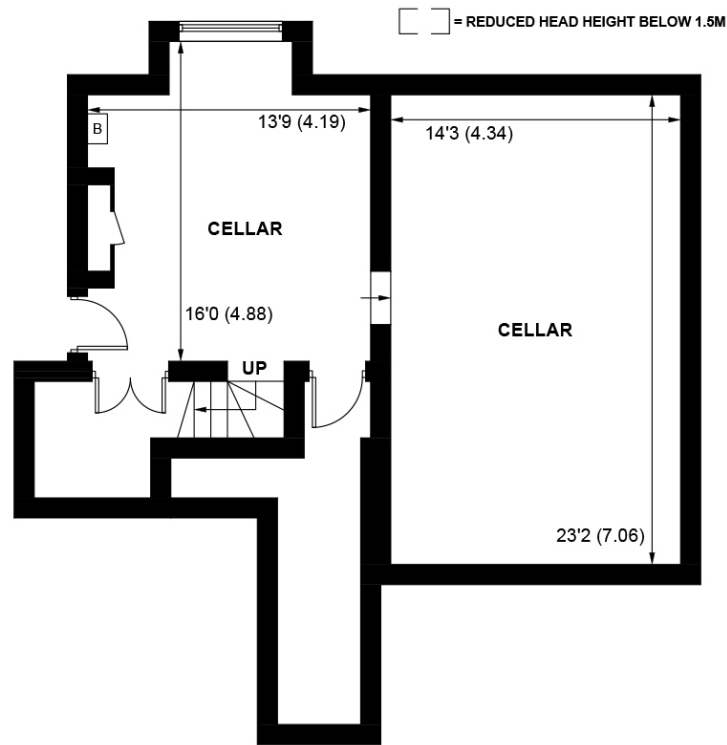
A Substantial Detached
Family House in a Prime
Residential Setting

Reception Hall | Drawing Room | Sitting
Room | Dining Room | Kitchen | Master
Bedroom plus Two Further Bedrooms,
Bathroom and Separate WC on the
First Floor | Three Further Bedrooms,
Bathroom and Hobby Room/Utility on the
Second Floor | Cellarage | Hard Standing
for Vehicles | Front and Rear Gardens

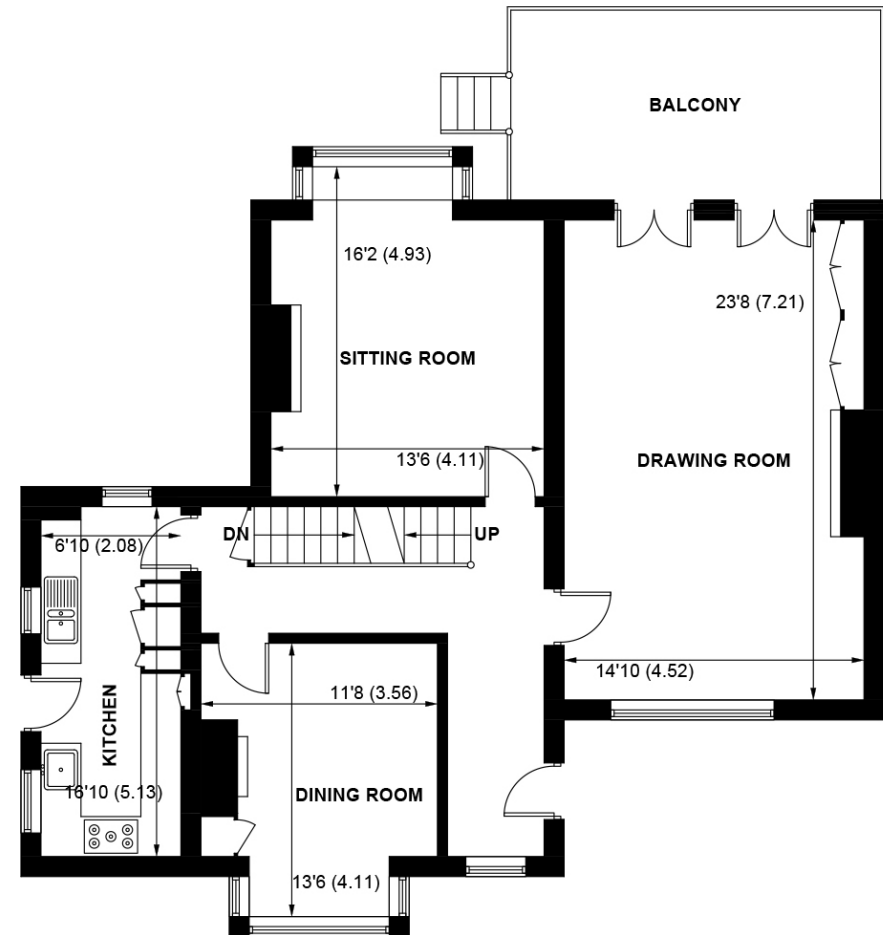


Floor Plans

Total Approximate Floor Area including Garage 3652 Sq FT (339.3 Sq M)

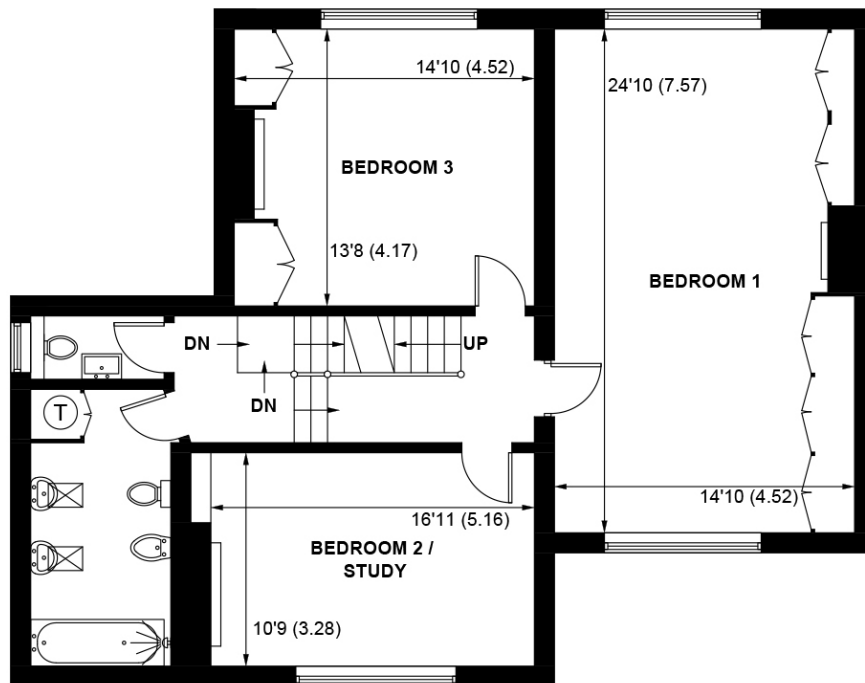


BASEMENT



GROUND FLOOR

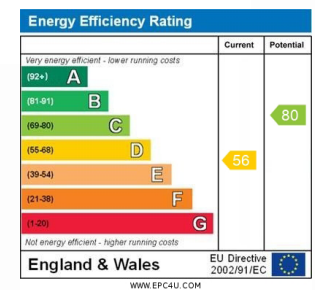




FIRST FLOOR



SECOND FLOOR





Highcroft is an exceptional example of fine late-19th Century architecture providing spacious family accommodation arranged over three floors with good cellarage below. The elevations of this detached house are brick and part-rendered, with high quality conservation-grade double-glazed windows to the majority of rooms, under a pitched roof with dormers. The house has been in the same ownership for some 45 years and has been meticulously maintained, carefully preserving the period features to include impressive fireplaces, detailed wall-panelling and ceiling finishes, original joinery, all enhanced by generous ceiling heights and gently-rising staircases to the upper floors. There is gas-fired central heating to radiators.

The cellarage has potential to provide additional accommodation, such as a games room, with direct access to the mature and secluded garden and there is hard-standing for vehicles at the front of the property. The principal rooms overlook the gardens and from this slightly elevated position there are far-reaching views over open space with the ridge of the South Downs in the distance. There are few homes of this calibre in the town and given the lengthy period of tenure enjoyed by the present owner this is a rare opportunity to purchase an exceptional family home.



Situation:

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 day-to-day needs and Post Office. It is also ideal as a family house 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.

Communications:

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 main line railway station is at Shoreham-by-Sea (five miles).





Viewing strictly by appointment with the Agent.

Hamilton Graham
 ESTATE AGENTS

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Services: All main services are connected.

Council Tax Valuation Band: 'G'

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.