



LEMSFORD

21A NEWHAM LANE, STEYNING, WEST SUSSEX BN44 3LR

Hamilton Graham

ESTATE AGENTS

An attractive and individual detached bungalow of conventional construction with brick elevations under an interlocking tiled roof with high-quality replacement double-glazed windows. In recent years the property has been the subject of a complete refurbishment programme and is offered in immaculate condition throughout. The well-proportioned accommodation radiates from a generous reception hall with principal rooms overlooking the secluded rear garden. There is gas-fired central heating to radiators.

Newham Lane leads from the High Street to the South Downs and the property is about half a mile from the High Street, backing onto farmland. Steyning is a small town of historical interest with good local shops, primary and secondary schools and many social, sporting and recreational facilities including a leisure centre with swimming pool, tennis courts and local health centre.

The coast at Shoreham-by-Sea (also main line railway station) is five miles, Worthing ten miles, Brighton twelve miles and Horsham fifteen miles. Gatwick is usually within 40 minutes' drive.

Front door to **Storm Porch**. Door to:

Spacious Reception Hall: 20' x 6'4" minimum (6.11m x 1.93m) Double doors to sitting room.

Sitting Room: 20'3" x 13'5" (6.17m x 4.1m) Attractive wood-burning stove on polished slate hearth. Recessed ceiling lighting. Triple bi-fold doors opening to conservatory.

Conservatory: 11'9" x 9'5" (3.59m x 2.87m) Overlooking the gardens and with double doors opening to the paved terrace.

Kitchen/Dining Room: 23'1" x 15' (7.04m x 4.58m) Triple bi-fold doors overlooking and opening to the terrace and garden. A well-designed room with central island oak breakfast bar and spacious dining section. Kitchen fully fitted to an excellent standard with polished granite work surfaces and comprehensive range of cupboards and drawers, including pan-drawers, pull-out larder fitting and matching wall units. Integrated appliances including hob, double oven, dishwasher, fitted microwave, refrigerator and freezer, and concealed waste bins. Recessed ceiling lighting. Double doors returning to reception hall.

Utility Room: Inset sink unit. Space and plumbing for washing machine and tumble dryer. Wall-mounted Worcester gas-fired boiler providing hot water and central heating. Stable door to covered porch and side access.

Bedroom 1: 23' x 14' (7.03m x 4.28m) Pair of windows to the front of the property. Excellent range of full-height fitted wardrobe units with hanging space, shelving and range of drawers. Fitted bookcases. Recessed ceiling lighting. Door to shower room.

Shower Room: Providing an en-suite facility to the main bedroom, with a Jack-and-Jill door arrangement to the inner hall. Large shower area with drench shower head, bespoke bathroom cabinets with inset twin washbasins and WC with concealed cistern. Chromium radiator/towel rail. Recessed ceiling lighting.

Guest Suite:

Bedroom 2: 14' x 10'10" (4.24m x 3.32m) Recessed ceiling lighting. Archway to dressing corner with full-height triple wardrobe units and door to en-suite bathroom.

En-suite Bathroom: Panelled bath with mixer taps and shower fitting with glazed shower guard, washbasin with fitted drawers beneath and mixer tap, low-level WC. Chromium radiator/towel rail.

Bedroom 3: 9'7" x 8'10" (2.92m x 2.71m)

OUTSIDE

The property occupies a generous plot with an in/out blockwork driveway to the front of the property, with established borders and central grass island with conifer trees and shrubs. Gated side access.

Single Garage with Workshop to rear.

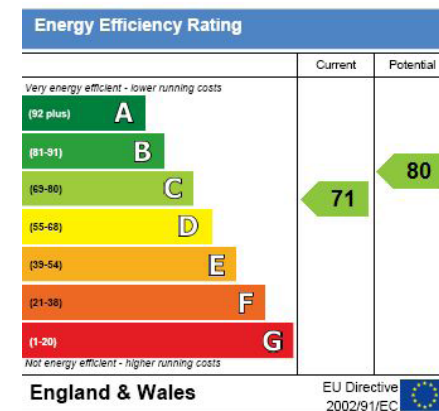
Rear Garden: Large paved terrace adjoining the rear of the property with steps and ramp to further large paved terrace with lawn beyond and hedge and fence boundaries. Aluminium greenhouse. Timber garden shed.







Total Approximate Floor Area 1802 Sq FT (167.4 Sq M)



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

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.
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