



PENFOLD WAY

31 PENFOLD WAY, STEYNING, WEST SUSSEX BN44 3PG

Hamilton Graham

ESTATE AGENTS

A substantial detached family house of traditional construction with attractive brick and part tile-hung elevations. The house has been extended to provide exceptional family accommodation in a part open-plan design with connecting rooms overlooking a west-facing rear garden. On the first floor there are five good bedrooms including an impressive principal suite, and the house is immaculately presented throughout. There is gas-fired central heating to radiators. Viewing is highly recommended to appreciate this well-designed family home.

Penfold Way is a popular cul-de-sac of modern homes built nearly 60 years ago in a pleasant residential setting. A nearby twitten gives convenient pedestrian access to the High Street of this old market town, which is less than five minutes' walk away. The picturesque town centre contains shops for all daily needs, Post Office etc. and there are primary and secondary schools, a local sports complex with indoor swimming pool, modern health centre and churches. The South Downs National Park forms the background to Steyning and provides open walking country for many miles. The mainline railway station at Shoreham-by-Sea is about five miles away and the larger coastal towns of Worthing and Brighton are about eight and 12 miles respectively. Horsham, Crawley and Gatwick Airport can normally be reached in about 40 minutes by car.

Covered Porch: Front door with double-glazed panels to:

Reception Hall: Cloaks cupboard.

Reception Room: 20'10" x 17'11" (6.36m x 5.46m) Overlooking the front garden. Contemporary fireplace with fitted coal-effect fire. Understairs storage cupboard. Sliding pocket doors to dining room.

Kitchen/Dining Room: 32'6" x 21'7" (9.90m x 6.58m) Open-plan modern living space with overhead roof light. Good range of Formica work surfaces including breakfast bar. Range of laminate-faced cupboards and drawers beneath. Matching wall units. Five-ring gas hob with filter hood over and tall unit housing double oven. Space for American-style fridge with larder rack system. Further units including integrated wine cooler. Door to side access. **Central Dining Hall:** With French doors and sliding patio doors to garden. Recessed ceiling lighting. Oak flooring. Double doors to:

Triple-Aspect Living Room: 32'5" x 12'10" (9.88m x 3.92m) Wood-effect flooring. French doors to the garden.

Utility Room: Washbasin and WC. Work surface with space and plumbing for appliances. Wall cupboard.

Study: 9'3" x 7'3" (2.81m x 2.22m).

FIRST FLOOR

Landing: Linen cupboard housing factory-lagged hot tank. Loft access.

Inner Landing: Fitted wardrobes.

Master Suite: Bedroom Area: 12'10" x 12'5" (3.91m x 3.78m). **Large Dressing Room Section:** 10'8" x 10'8" (3.25m x 3.25m). **Shower Room:** Large shower recess with Aqua-board walls. Twin washbasin with mixer taps. Low-level WC. Velux roof light. Chromium towel rail.

Bedroom 2/Guest Room: 12'4" x 11'10" (3.76m x 3.61m) Overlooking the rear garden.

En-Suite Shower Room: Tiled shower area. WC with concealed cistern. Matching wall units. Wall-mounted washbasin.

Bedroom 3: 13'11" x 9'2" (4.24m x 2.79m) Double aspect. Fitted triple wardrobe.

Bedroom 4: 11'10" x 11'9" (3.61m x 3.58m): Overlooking the front garden. Fitted triple wardrobe.

Bedroom 5: 13'11" x 8'6" (4.24m x 2.59m) Recessed wardrobe cupboard. Fitted triple wardrobe.

Family Bathroom: Walls tiled to wet area. Panelled bath with mixer tap and independent shower fitting. Washbasin with cupboards beneath. Low-level WC. Chromium towel rail.

OUTSIDE

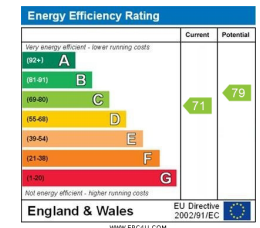
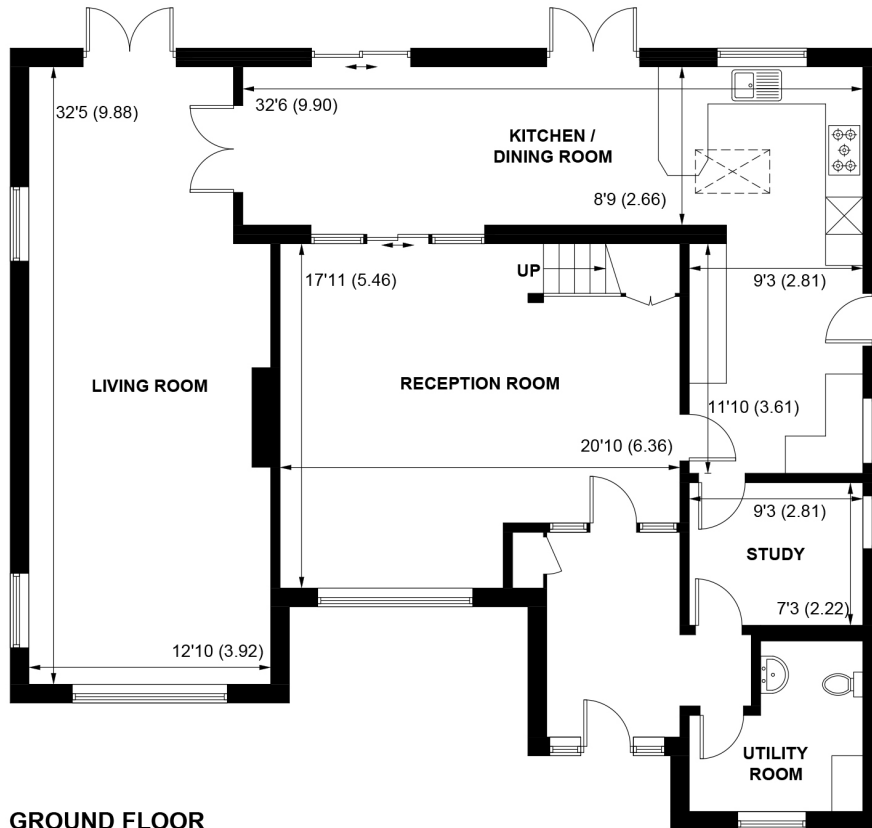
Front Garden: Brick pavers providing plenty of off-road parking. Electric vehicle charging point. Conifer screening. Timber-gated access to the rear garden to either side of the property.

Timber Garage: 17'5 x 12'5" (5.32m x 3.79m) With double doors and a pitched roof; separate consumer unit; power and light connected. Attached **Timber Shed**.

Rear Garden: With a westerly aspect and enclosed by timber fencing. Sandstone and decking patio area with dwarf wall leading onto lawn with tree screening. **Timber Garden Shed**. External lighting. Outside water tap.







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.
- 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.