



## ***CHURCH STREET***

6 CHURCH STREET, STEYNING, WEST SUSSEX BN44 3YB

***Hamilton Graham***

ESTATE AGENTS



Church Street is in the very centre of Steyning close to shops and Post Office, the Steyning Centre, library, parish church and a whole range of other local amenities. The road contains some of the most attractive small-scale domestic architecture in the county and the house is opposite the former grammar school, which is a mid-15th Century building. It is all within the Conservation Area. Shoreham-by-Sea is about five and a half miles (mainline railway station) and Brighton 11. Horsham 15 miles and Gatwick 20 miles (normally about 40 minutes' drive). Central London is 50 miles.

The house has a mellow brick front elevation with sash-hung windows under a roof which is covered in Horsham stone to the front, and tile and slate to the back slope. The origin of the building is considerably older than its Georgian front and was once one building with number 4. It is probably of 17th Century origin or earlier and belonged to the Duke of Norfolk at one time. There are charming features including some exposed ceiling joists, a fine brick chimney corner with bread oven in situ, cottage door furniture and small-pane windows. The house is immaculately presented and there is a secluded garden to the rear.

Panelled front door to

**Entrance Hall:** Brick floor. Staircase off with stick balustrade and cupboard under.

**Sitting Room:** 17'4" x 11'6" (5.28m x 3.51m) Stone floor. Deep recessed chimney corner with brick fireplace, niches and bread oven and cupboard to one side with shelves. Recessed glass cabinet. French windows to garden.

**Study:** 9'10" x 8'3" (3m x 2.51m) with angled brick fireplace with cast-iron surrounding grate (no flue). Matchboarding to dado. Tiled floor.

**Dining Hall:** 15' x 8'6" (4.57m x 2.59m) plus corner recess with bookshelves. Brick flooring. Twin-plate electric Aga. Doorway to:

**Kitchen:** 9'1" x 8'11" (2.77m x 2.72m) Cottage-style with cream-coloured units and oak surfaces with quarry-tiled flooring. Twin enamel sink unit. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Worcester gas-fired boiler. Door to:

**Conservatory:** 7'11" x 6'11" (2.41m x 2.11m) Of timber-framed construction with double-glazed panels, pair of French doors to terrace. Tiled flooring.

## FIRST FLOOR

Landing with fitted book shelves.

**Bedroom 1:** 17'5" x 11'3" (5.31m x 3.43m) with pair of fitted wardrobes.

**En-suite Shower Room** with shower cubicle, washbasin and WC.

**Bedroom 2:** 10' x 8'2" (3.05m x 2.49m).

**Bedroom 3:** 12'3" x 9'1" max. (3.73m x 2.77m max.) Fitted wardrobes.

**Bathroom:** White suite of panelled bath with shower head over, pedestal washbasin and WC. Linen cupboard with slatted shelving. Towel rail.

## SECOND FLOOR

**Attic Bedroom** above: 16'6" x 13'10" max. (5m x 4.2m max.) with deep cupboard off. Fitted shelves. Bookshelf/window seat.

## OUTSIDE

The rear garden is enclosed and enjoys good seclusion with a variety of attractive planting. There is a brick paved area beside the house and paved pathway. Small greenhouse. A timber gate gives access to a further area of garden which is subject to a right-of-way by the neighbour and is approached from Church Street by a pathway to the side of Flint House.

**Barn** of timber frame construction, clad in elm with tiled roof over 13'10" x 12'4" (4.2m x 3.8m) with light and power connected. This has been used as a garden store for many years but there is clearly potential for use as a studio. Water and power connected.

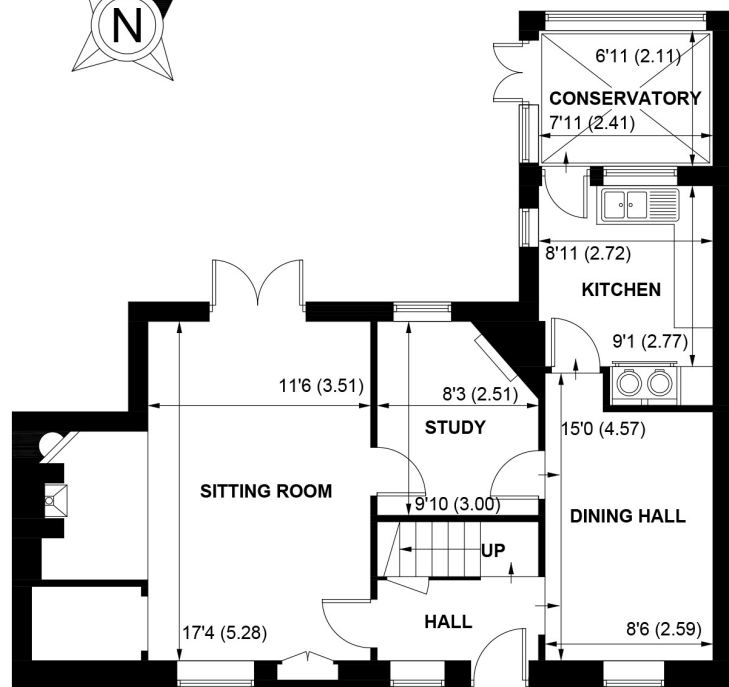




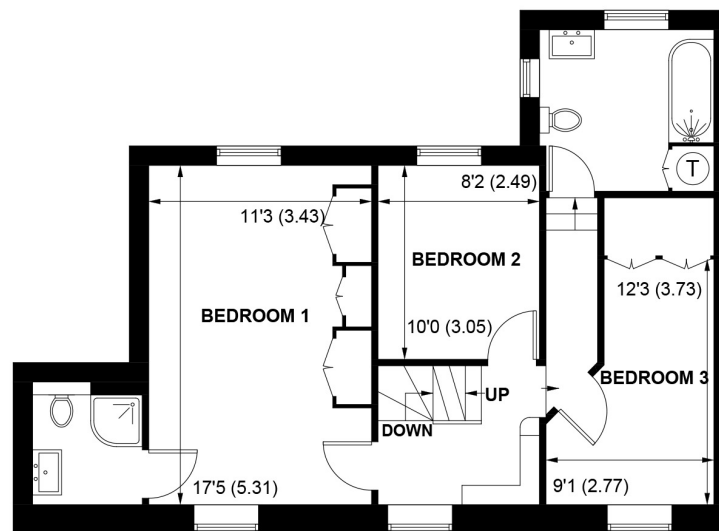




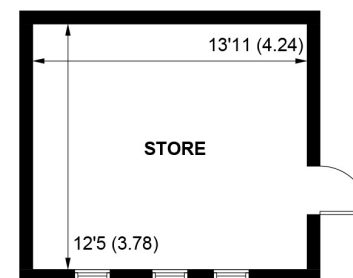
Total Approximate Floor Area 1740 Sq FT (161.7 Sq M)



GROUND FLOOR

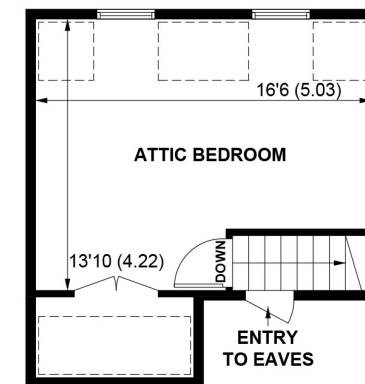


FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

= Reduced headroom below 1.5m / 5'0"



SECOND FLOOR

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

Viewing strictly by appointment with the Agent.

**Hamilton Graham**  
ESTATE AGENTS

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