



CHAPEL HOUSE

JARVIS LANE, STEYNING, WEST SUSSEX, BN44 3GL

Hamilton Graham

ESTATE AGENTS

Jarvis Lane is a pretty, narrow lane of individual homes with limited traffic. This is a prime residential setting within the Conservation Area and enjoying surprising tranquility. Steyning is a small country town in the lee of the South Downs National Park with primary and secondary schools, churches, library, modern health centre and leisure centre with swimming pool. The town is full of historical interest and contains some of the most picturesque shop and domestic buildings in the area. There is a local by-pass which diverts most through traffic and the coastal towns of Worthing and Brighton are eight and 12 miles respectively. Horsham is about 14 miles, and Crawley and Gatwick airport can normally be reached in 40 minutes' drive. The nearest mainline railway station is at Shoreham-by-Sea, five miles.

The house is a fine, Grade II listed Regency townhouse with rendered walls and slated roof, and windows are traditional timber sash-hung. Sympathetically modernised, the property still retains much of its character and has a delightful, secluded rear garden. The kitchen, with hand-painted units and granite work surfaces with separate utility room, is located on the ground floor and has access onto the rear garden. A double-aspect drawing room on the upper ground floor also has direct access onto the rear garden. The three good-size bedrooms are arranged over two floors and there is both a separate bathroom and shower room. There is gas-fired central heating to radiators.

GROUND FLOOR

Timber door from Jarvis Lane to:

Kitchen/Dining Room: Teak floorboards. Fitted log-burning stove. Cupboard housing a Vaillant gas-fired boiler and gas meter. Opening to kitchen with hand-painted units, butler sink and granite work surfaces. Good range of base cupboards and drawers. Space for range cooker with filter hood over. Wall-mounted shelving. Quarry-tiled floor. Timber door opening to the rear garden. Door to:

Utility Room: Slate working surface with space and plumbing for washing machine and dishwasher beneath. Shelving. Shelved storage cupboard. Fuse box.

UPPER GROUND FLOOR

Timber front door from Jarvis Lane to:

Entrance Hall: Stairs to the ground floor and first floor.

Drawing Room: Double aspect. Sash window to front and casement door opening to the rear garden. Exposed timber floorboards. Limestone fireplace with granite hearth and fitted log-burning stove. Useful shelved storage cupboard.

Shower Room: Separate shower with tray, glazed door, chromed brass thermostatic shower. Washbasin. High-level WC. Heated towel rail. Part-tiled walls. Tiled floor.

FIRST FLOOR

Landing: Understairs cupboard. Stairs leading to the second floor.

Bedroom 1: Original fireplace. Two double wardrobe cupboards. Exposed floorboards.

Bedroom 2: Fitted shelving and cupboards. Original fireplace.

Bathroom/WC: Roll-top bath with claw feet and chromed brass mixer tap. Heritage washbasin. Low-level WC. Radiator/towel rail. Part-tiled walls. Shelving.

SECOND FLOOR

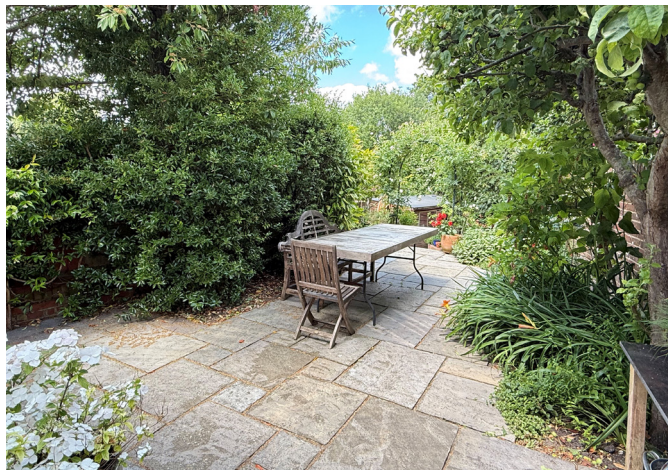
Landing: Eaves storage access. Skylight window.

Bedroom: Two eaves storage cupboards. Rear window with views over the garden and treetops.

OUTSIDE

Rear Garden: A large, attractive and secluded rear garden with sandstone patio. Brick steps to ground floor. The garden is mainly walled and is well planted with fruit trees. Outside store. Archway to lower level with patio. Raised flower beds. Two apple trees. Brick workshop with power and light. Further shed/store. Two outside taps. Rear access gate.

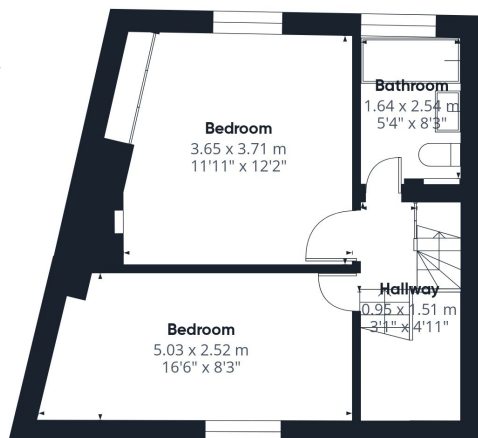




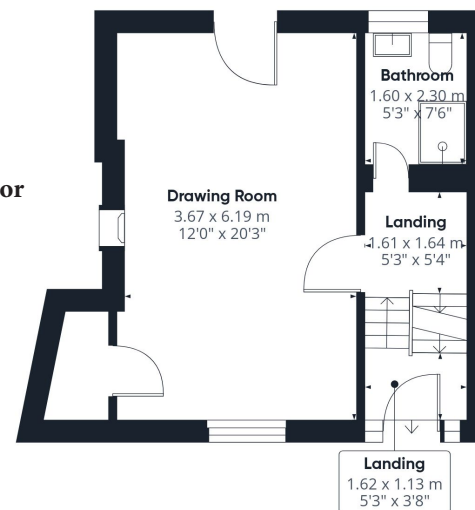
Ground Floor



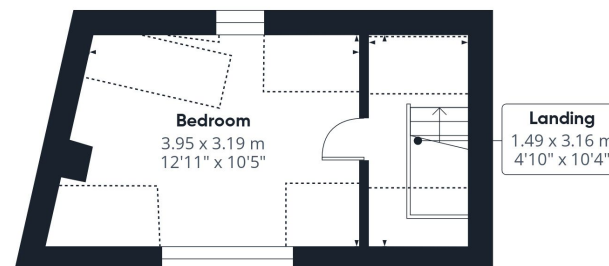
First Floor



Upper Ground Floor



Second Floor



Total Approximate Floor Area 1227 Sq FT (114 Sq M)

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

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

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.
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6. The property is Grade II listed as being of architectural or historic interest. Intending purchasers must satisfy themselves on these matters.