



CHARLECOTE

CLIVEDALE GARDENS, STEYNING, WEST SUSSEX, BN44 3HA

Hamilton Graham

ESTATE AGENTS

An attractive detached house built some 45 years ago, set back from a quiet private road with secluded gardens to the rear. The elevations are brick with feature flint work and high-quality replacement windows, all under a pitched and tiled roof. In recent years the property has been modernised and remodelled internally to create a stylish open-plan design with an emphasis on light and space. This is an exceptionally efficient eco-friendly home (EPC rating A), achieved by the use of modern insulation materials and the latest heating engineering with air source heat technology and solar panels. The spacious hall has a feature staircase with glazed balustrade screening and wet room/cloakroom off. Double doors open to the main living space which flows into the dining area and kitchen with tall picture windows and patio doors overlooking the mature gardens. The kitchen is fitted to a high standard with induction hob and oven/microwave facility and is open to a utility section with convenient access to the garden and garage area. On the first floor there are three double bedrooms and one single bedroom/study. The bathroom fittings are a fresh modern design

with a generous en-suite with bath and large shower section. Outside there is ample parking and a secure rear garden with established trees and planting, garden shed and greenhouse.

The house is immaculately presented and inspection is highly recommended.

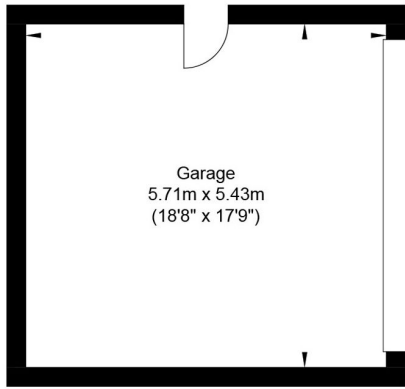
On the south-west side of the town and within comfortable walking distance of the High Street with shops for everyday needs and Post Office, as well as schools, health centre, swimming pool/gym and cultural and other recreational facilities. The small country town lies at the foot of the South Downs National Park.

Worthing and Brighton are approximately eight and 12 miles respectively and Horsham is about 14 miles distant. Crawley and Gatwick Airport can usually be reached in about 40 minutes and the nearest mainline railway station is at Shoreham-by-Sea, five miles. London is just over 50 miles by road.



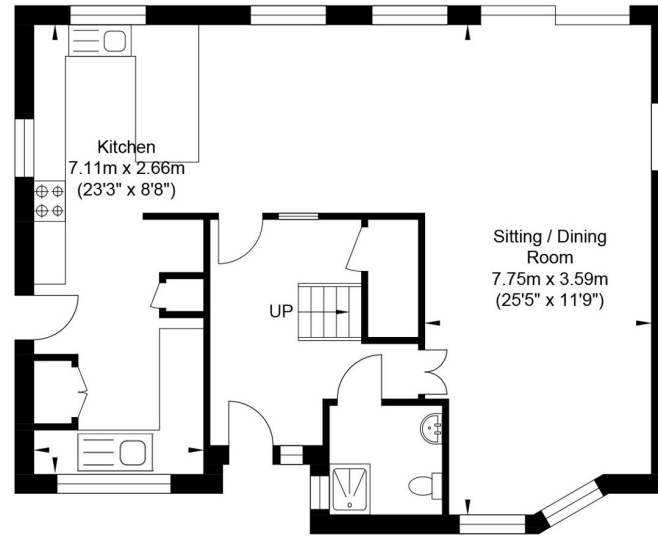


Entrance Hall | Cloaks/Wet Room | Sitting Room | Dining Section | Kitchen with Utility Section | Four Bedrooms | Bathroom and Shower Room | Double Garage | Ample Parking | Gardens to Front and Rear



Garage

Garage
5.71m x 5.43m
(18'8" x 17'9")

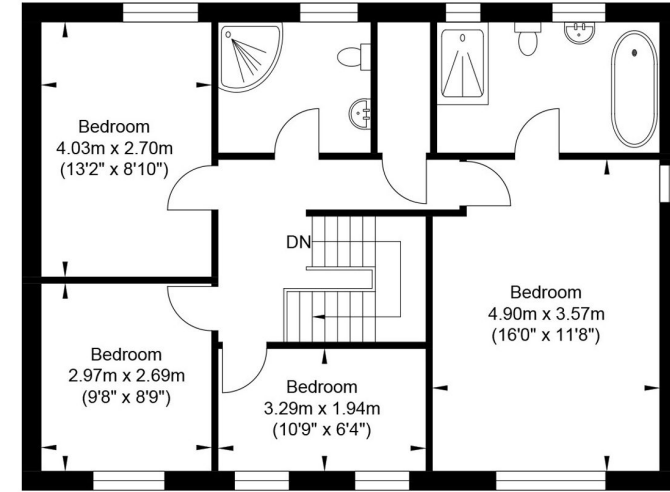


Ground Floor

Kitchen
7.11m x 2.66m
(23'3" x 8'8")

Sitting / Dining
Room
7.75m x 3.59m
(25'5" x 11'9")

UP



First Floor

Bedroom
4.03m x 2.70m
(13'2" x 8'10")

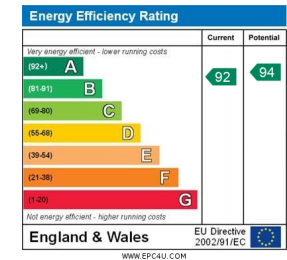
Bedroom
2.97m x 2.69m
(9'8" x 8'9")

DN

Bedroom
3.29m x 1.94m
(10'9" x 6'4")

Bedroom
4.90m x 3.57m
(16'0" x 11'8")

Total Approximate Floor Area including Garage 1512 Sq FT (140.5 Sq M)



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

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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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.