



CASTLE WAY

6 CASTLE WAY, STEYNING, WEST SUSSEX, BN44 3FG

Hamilton Graham

ESTATE AGENTS

In an elevated position on the south-eastern side of Steyning, with southerly views to the ridge of the South Downs and about three-quarters of a mile from shops in the High Street with footpath access. The property is also close to Bramber Castle and open country, which adjoins. Steyning is a small country town in the lee of the South Downs National Park and has primary and secondary schools, a modern health centre and access to numerous sports and recreational facilities including tennis courts and leisure centre with swimming pool.

Steyning is about five miles from the coast at Shoreham-by-Sea, with mainline railway station, eight miles from Worthing and 12 miles from Brighton. Horsham is about 14 miles to the north and Crawley and Gatwick Airport are normally about 40 minutes' drive.

This immaculately presented individual and extended detached house sits on a corner plot in a slightly elevated position. The impressive ground floor accommodation comprises a generous entrance hall, cloakroom, sitting room with log-burning stove, separate dining room, third reception room/study, and a modern fitted kitchen with breakfast area. On the first floor there are four generous-size bedrooms, a luxury en-suite shower and dressing room and separate family bathroom. The gardens surround the property with attractive planting and a private driveway leads to a detached garage.

Storm Porch: Composite door to entrance hall.

Entrance Hall: Wood-effect flooring. Stairs leading to the first floor. Cloaks/storage cupboard.

Cloakroom: A modern white suite with low-level WC and wall-mounted washbasin.

Living Room: 14'10" x 12'6" (4.53m x 3.80m) Fire recess with log-burning stove on granite hearth. Wood-effect flooring. Double-glazed French doors leading to the rear garden. Glazed door to:

Reception Room/Study: 19'3" x 6'5" (5.87m x 1.96m) Triple aspect.

Dining Room: 15'0" x 11'0" (4.58m x 3.35m) Double-glazed bay window with cushioned window seat and storage beneath.

Kitchen/Breakfast Room: 19'6" x 18'4" (5.93m x 5.58m) L-shaped. A superbly-appointed kitchen with solid wood units and oak work surfaces. Inset single-drainer one-and-a-half bowl ceramic sink unit. Excellent range of base cupboards, drawers and wall-mounted cupboards. Neff induction hob with extractor hood over. Corner carousel. Integrated Neff dishwasher and washing machine. Concealed refuse bins. Larder cupboard. Neff double oven with warming drawer below. Integrated fridge/freezer. Part-tiled walls. Downlighters. Double-glazed door leading to the rear garden.

Breakfast Area: Fitted L-shaped seating. Double aspect. Overhead cupboard housing the electricity meters and fuse box.

FIRST FLOOR

Landing: Access to the loft space which houses the gas-fired boiler. Linen cupboard.

Principal Bedroom: 14'10" x 11'6" (4.51m x 3.50m) Part-timber panelling to one wall. Three fitted double wardrobe cupboards. Pair of doors to:
En-suite Shower Room: 11'0" x 8'9" (3.35m x 2.67m) A luxury suite with walk-in shower with gold-coloured shower fittings with separate hand-held attachment and fixed shower head. Low-level WC. Twin washbowls set on unit with storage and drawers beneath. Tiled floor. Part-tiled walls. Window with lovely Downland views. Downlighters. Door to:
Dressing Room: 8'10" x 7'11" (2.69m x 2.42m) Open hanging space. Fitted drawer unit. Shelving. Double aspect with Downland views.

Bedroom 2: 14'6" x 14'0" (4.41m x 4.27m) Recessed wardrobe cupboard. Double aspect with views.

Bedroom 3: 19'8" x 8'6" (5.98m x 2.58m) Triple aspect with porthole window to front. Fitted storage unit with oak top and drawers beneath.

Bedroom 4: 13'6" x 8'3" (4.12m x 2.51m) Part-panelling to one wall. Recessed wardrobe cupboard.

Bathroom: 9'6" x 5'9" (2.90m x 1.75m) Modern white suite with panelled bath with shower screen; mixer tap with hand-held chrome shower attachment and fixed shower head. Washbasin with cupboard beneath. Low-level WC. Two double-glazed windows with fitted shutters.

OUTSIDE

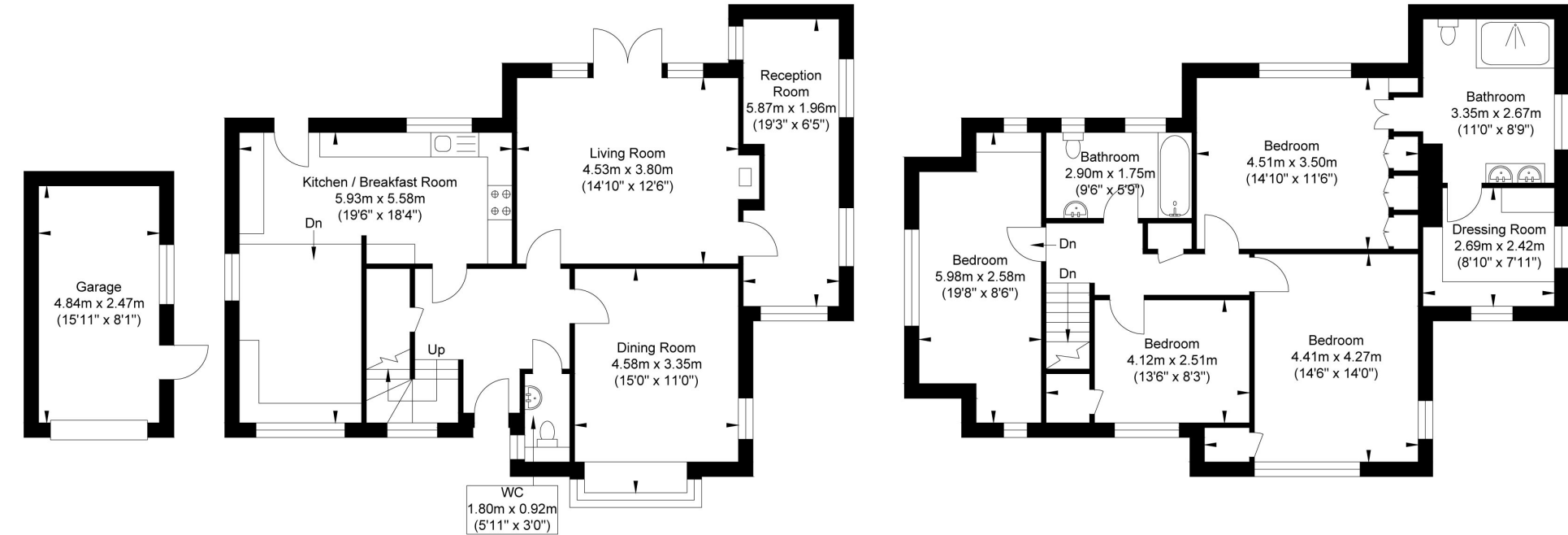
The attractive gardens surround the property with the rear garden with patio. Outside tap. Timber gate leading to the driveway. Seating area behind the garage with stone chippings. Shaped lawn. Raised rear borders enclosed with railway sleepers. Olive trees. The lawn area extends to the side and front with further raised flower beds and part-hedge boundary. Picket fencing and gate opening to the drive.

Detached Garage: 15'11" x 8'1" (4.84m x 2.47m) with up-and-over door. Tarmac driveway providing plenty of off-road parking. Electric vehicle charging point.





Total Approximate Floor Area 1782 Sq FT (165.6 Sq M)



Garage
Approximate Floor Area
128.62 sq ft
(11.95 sq m)



Ground Floor
Approximate Floor Area
884.14 sq ft
(82.14 sq m)

First Floor
Approximate Floor Area
898.78 sq ft
(83.50 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

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

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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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.