



HIGH STREET

34 HIGH STREET, STEYNING, WEST SUSSEX, BN44 3YE

Hamilton Graham

ESTATE AGENTS

The house forms the western end of a selection of period buildings with mixed residential and commercial use at the far eastern end of the commercial section of Steyning High Street. The property is located within the Conservation Area. Steyning is a thriving community with a good shopping population and enjoys some tourist trade. Shoreham-by-Sea on the south coast is about 5 miles (with mainline railway station) and the larger coastal towns of Worthing and Brighton are approximately 8 and 12 miles respectively.

A delightful, Grade II listed house of mediaeval origin with a substantial later addition and frontage onto Steyning High Street. The building is part timber-framed under a part-tiled and part-Horsham stone roof. The property has been subject to a meticulous and comprehensive renovation. There is good ceiling height throughout all rooms, an impressive sitting room with bay window, separate dining room, and a very well-appointed kitchen/breakfast room with bespoke cabinets and granite work surfaces. There is a delightful courtyard garden and a further area of garden, with off-road parking which is a rare find in such a central location.

Timber front door to the **Entrance Lobby**. Timber door to:

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

Kitchen/Breakfast Room: 24'4" x 8'7" (7.41m x 2.61m) Double aspect. Hand-painted cabinets and granite work surfaces with an excellent range of base cupboards, drawers and wall-mounted cupboards. Integrated Neff dishwasher. Five-burner gas hob with oven/grill below and filter hood over. Space for fridge/freezer. Exposed timbering. Underfloor heating. Glazed door leading to the courtyard garden.

Step down from the entrance lobby to:

Dining Room: 16'5" x 11'2" (4.99m x 3.39m) Fitted shelving. Exposed timber beams. Steps leading down to:

Sitting Room: 23'4" x 16'4" (7.12m x 4.97m) An impressive room with good ceiling height. Exposed brick chimney breast with stone hearth and coal-effect gas stove. Double-glazed sash bay window. Exposed oak floorboards. Downlighters. Oak staircase which leads to the first floor accommodation.

FIRST FLOOR

Landing: Cupboard housing the Vaillant gas-fired boiler and hot water cylinder.

Dressing Room: 11'5" x 6'8" (3.47m x 2.04m) Vaulted ceiling with exposed beams. Fitted wardrobe cupboard with two adjoining shelved cupboards. Exposed timber framing. Opening to:

Bedroom 1: 20'1" x 9'2" (6.12m x 2.8m) Double aspect. Vaulted ceiling with exposed timbering.

Shower Room: Shower with tray, glazed folding door and chrome thermostatic shower. Low-level WC. Wall-mounted washbasin. Heated chrome towel rail. Part-tiled walls.

Bedroom 2: 17'2" x 12'5" (5.22m x 3.79m) Double-glazed bay window. Fitted wardrobe cupboard with two adjoining shelved cupboards. Access to loft space.

Bathroom: A particularly large bathroom with a modern white suite of panelled bath with pull-out shower attachment; pedestal washbasin; low-level WC; separate shower with tray, glazed door, chrome thermostatic shower with fixed head and separate hand-held attachment. Extractor fan. Downlighters.

OUTSIDE

From the kitchen is a delightful courtyard garden with brick flooring, raised flower beds and climbing plants. Timber utility cupboard with space and plumbing for washing machine and space for tumble dryer. Gated access to rear garden. Large area of hard standing contained by part-flint walling and panelled fencing to three sides. Large timber store. Kitchen garden.

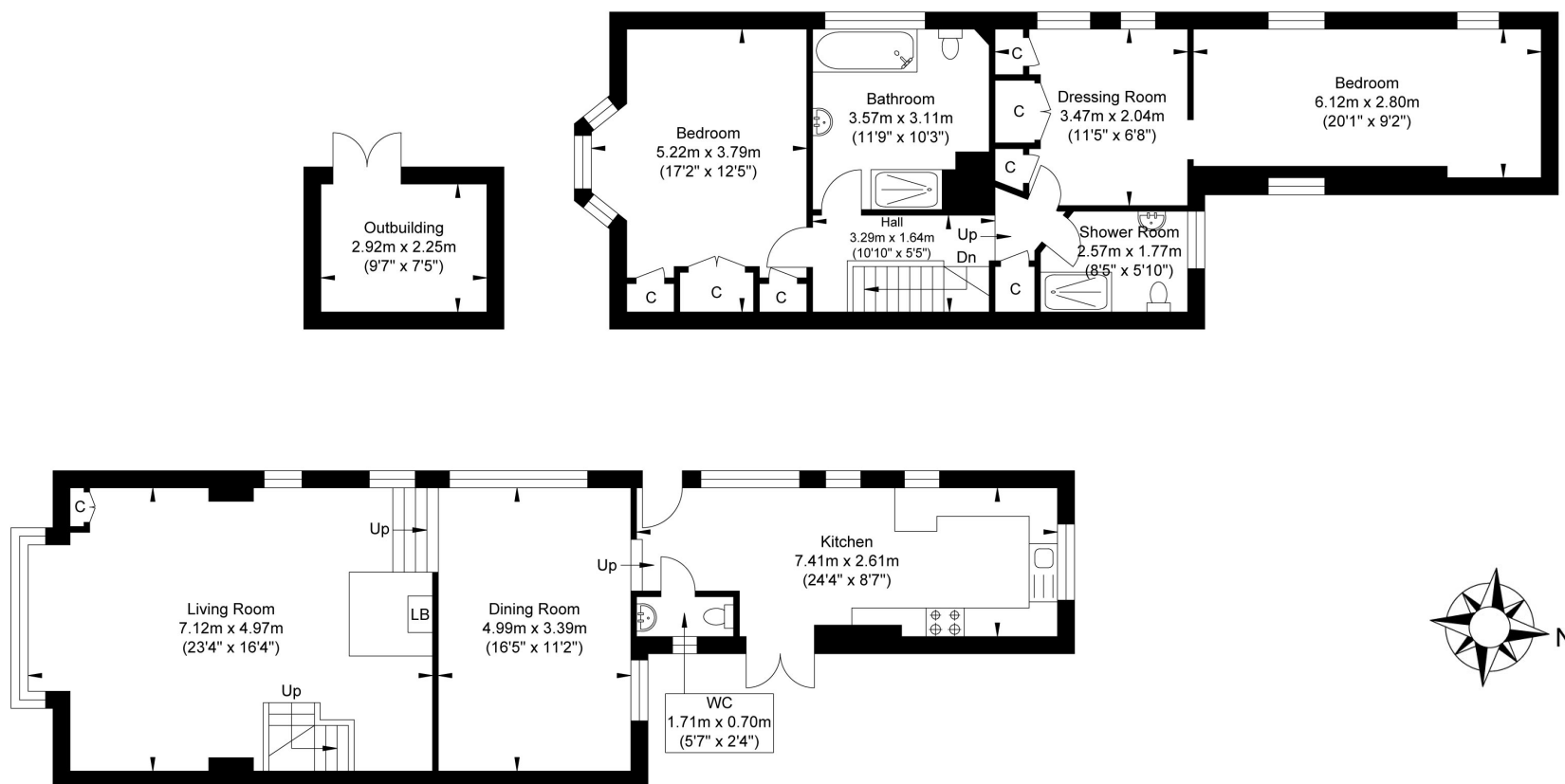
RIGHT-OF-WAY

The neighbouring property, 32 High Street, has unrestricted vehicular access over the tarmac area to the rear of the property.





Total Approximate Floor Area 1472 Sq FT (136.8 Sq M)



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