

Coombe Road, Steyning

Guide Price **£585,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Four Bedrooms
- Kitchen Benefitting From Underfloor Heating
- Downstairs Wc
- Separate Lounge With Log Burner
- Separate Garage With Power & Lighting
- Wrap Around Garden
- Solar Panels
- Extended Kitchen/Diner
- In Good School Catchment Area
- Main Bedroom With Ensuite

We are delighted to offer for sale this spacious four bedroom family home situated in this popular residential location benefitting from off street parking and garage.

Situated within a mile walk from Steyning town centre offering a range of shops and a library, museum and leisure centre with swimming pool. Shoreham-by-Sea is five miles away with a mainline train station offering links to Brighton and London and eight miles from Worthing.





INTEGRAL PORCH South aspect. Composite front door, pvcu double glazed window, spotlights. Door through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, wall mounted radiator, lvt flooring.

SOUTH FACING LOUNGE South aspect with views over the front garden and onwards to open fields and woodland. Comprising pvcu double glazed windows, coving, single light fitting, double radiator, log burner.

OPEN PLAN KITCHEN/DINER

Kitchen area: West aspect. Comprising pvcu double glazed windows with distant views over open fields and woodland, roll edge laminate work surface with part tiled splashback, matching base and eyeline cupboards, integrated appliances include Lamona oven with four ring gas hob above and integrated extractor fan, high level Lamona oven and grill and Lamona full size dishwasher. Space for washing machine and tumble dryer, spotlights, coving, underfloor heating, wall mounted Glow Worm combi boiler. Understairs storage cupboard benefitting from shelving and lighting.

Dining Area: West and North aspect. Comprising pvcu double glazed windows, spotlights, underfloor heating, pvcu double glazed French doors leading out onto patio. Door to wc.

DOWNSTAIRS WC Comprising low flush wc, hand wash basin with vanity unit below, extractor fan.

FIRST FLOOR LANDING Comprising recessed spotlights, loft hatch access with solid wooden fold out loft ladder.

BEDROOM ONE West aspect. Comprising pvcu double glazed windows, double radiator, spotlights. Door to:-

ENSUITE North aspect. Comprising obscure glass pvcu double glazed window, glass shower cubicle with sliding door and integrated shower and shower attachment, freestanding vanity with sink and mixer tap, chrome heated towel rail, low flush wc, spotlights, extractor fan.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, double radiator, recessed spotlights.

BEDROOM THREE South aspect with views over open fields and woodland. Comprising pvcu double glazed window, recessed spotlights, large double radiator.

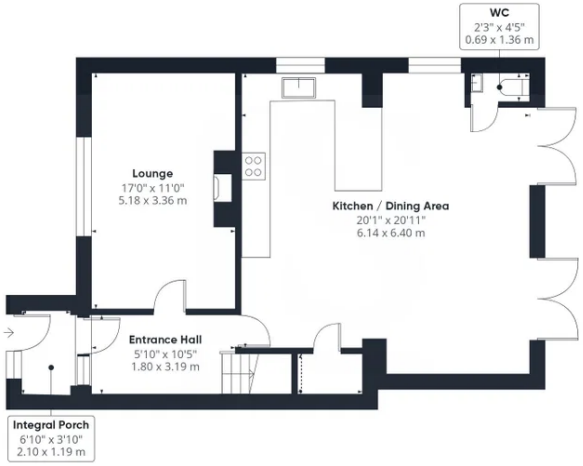
BEDROOM FOUR South aspect with views over open fields and woodland. Comprising pvcu double glazed window, spotlights, large double radiator.

FRONT GARDEN Gate and pathway with mature shrubs and hedge borders.

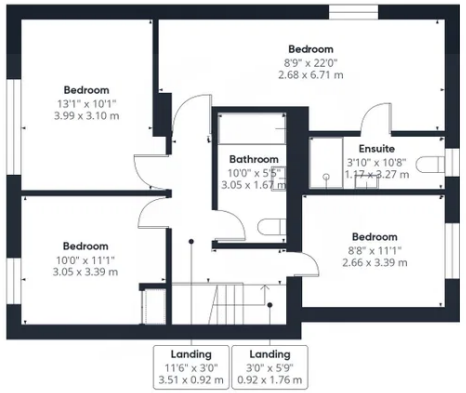
WRAP AROUND GARDEN Rear garden area having patio area leading onto lawned area with tree and shrubs, pathway leading to side garden with further lawn area, having mature shrubs and enclosed with hedges and picket fence.

OFF STREET PARKING Laid to block paving providing off street parking for approximately three to four vehicles.

BRICK BUILT GARAGE With pitched roof, having remote controlled electric roller door, benefitting from power and lighting.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1572 ft²
146 m²

Reduced headroom

1 ft²
0.1 m²

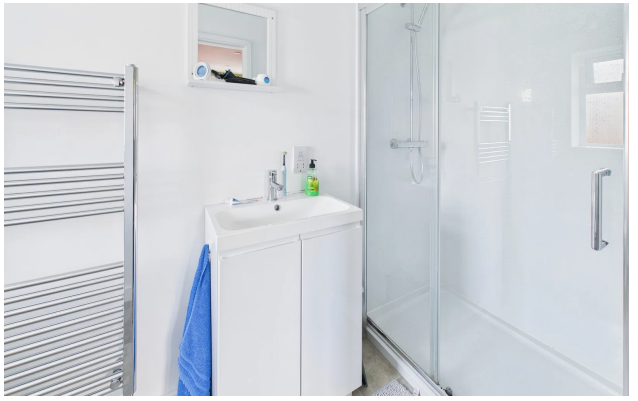
(1) Excluding balconies and terraces

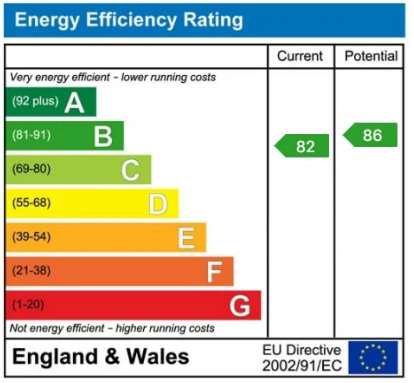
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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