

Felbridge,

6 The Ridings, Steyning, West Sussex.

H.J. BURT
Chartered Surveyors : Estate Agents







Felbridge, 6 The Ridings

Steyning, West Sussex. BN44 3PX

Asking Price £629,950

- **Detached house in quiet cul-de-sac**
- **Four bedrooms with a luxury ensuite shower room**
- **Light and spacious throughout**
- **Open plan Living room and Dining room**
- **Extended garage and spacious driveway**
- **Good sized rear garden**
- **Quiet cul-de-sac location**
- **Vendor suited**

Description

An attractive detached house built in the late 1960s forming part of a quiet and sought after development around a cul-de-sac. This light and airy house has good sized front and rear gardens with a planting scheme designed by a landscape architect. There is an open plan living and dining room around a central feature chimney with open fireplace. This space is double aspect to the front and rear with large floor to ceiling windows and original parquet flooring and a feature embossed wall. There is a separate kitchen with side access and downstairs w/c. On the first floor are four bedrooms including a master suite with luxury ensuite shower room installed 2013 with underfloor heating and a further white family bathroom. The garage has been extended and can be accessed from the hallway and has plenty of space for storage as well as the gas fired heating system installed in 2013. To the front is a sweeping driveway with low energy lighting and plenty of parking while the rear garden is wide and mainly laid to lawn with mature trees and beds but still giving far reaching views to the South Downs and also includes several timber framed buildings including a summerhouse, shed and children's wendy house.

Accessed via a double glazed porch with under floor heating, The house is double glazed throughout with low energy lighting system utilising LED technology, new consumer units and substantial re-wiring works in 2008 & 2013 all certified under building regulations. Cavity wall insulation completed 2012 with a 25 year guarantee, front and rear power points for gardening etc.

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Location

The Ridings is a quiet cul-de-sac to the South of Steyning High Street. The property is convenient for beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services. It also boasts a health and leisure centre with a swimming pool including other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Photos & particulars prepared by H J Burt September 2017 & revised in March 2018 (ref JW).

Mains services of electricity, gas, water and drainage. Details prepared The property is sold subject to all outgoings, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not. Council Tax Band – 'F'.

Directions

Turn right from our High Street office and continue over the roundabout and down into Bramber Road. Then turn right into Maudlin Lane continue up the hill turning right into Sopers Lane and immediately right again into Maudlyn Parkway and then right into The Ridings.

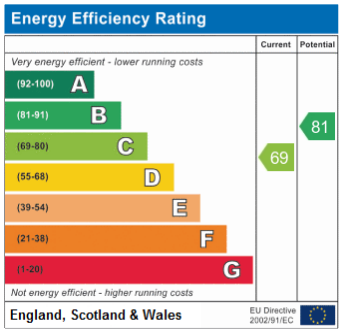
Viewing

Strictly by appointment with H.J. Burt's **Steyning** Office:

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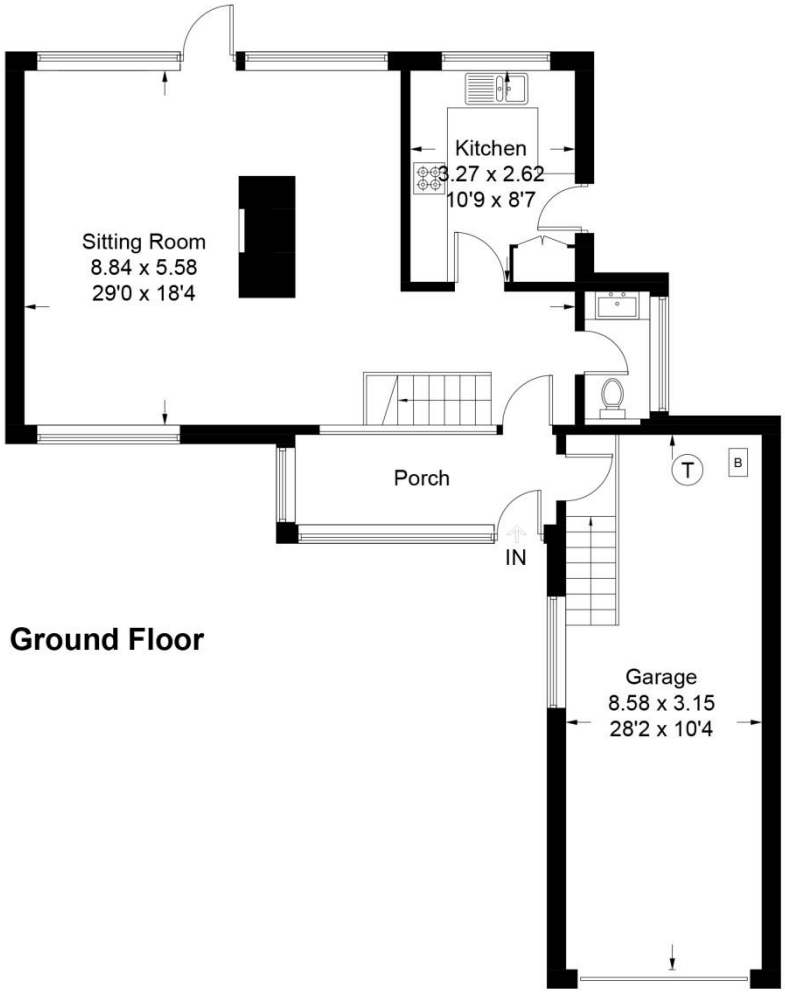




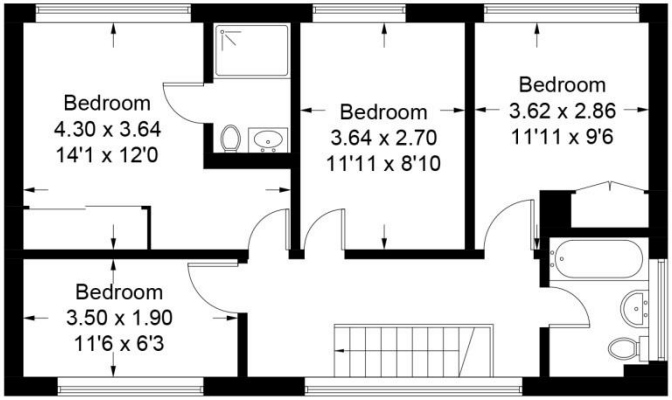


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Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft
(Including Garage)



Ground Floor



First Floor







These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID370741)

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