



**HAMLIN SMITH**

£425,000 - £450,000

## PENLANDS VALE, STEYNING

2 BEDROOMS

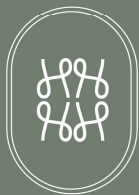
1 RECEPTION

1 BATHROOM

Guide Price £425,000 - £450,000

Situated in the highly sought-after Panlands Vale, this beautifully renovated two-bedroom semi-detached bungalow offers stylish, contemporary living in an enviable setting with breathtaking views towards the South Downs.

- A Semi Detached Bungalow
- 2 Double Bedrooms
- Large Driveway
- Garage
- Sun Room
- Modern Throughout





## Penlands Vale

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft  
Garage / Shed = 20.1 sq m / 216 sq ft  
Total = 98.3 sq m / 1058 sq ft

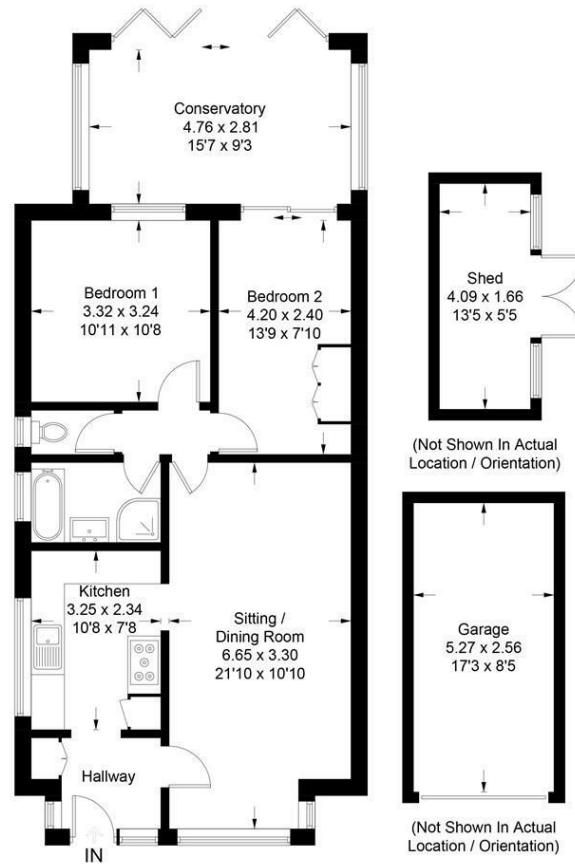


Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID1313818)

# HAMLYN SMITH

Finished to an exceptional standard throughout, the property has been thoughtfully redesigned to create a light and spacious home. At its heart is a superb open-plan kitchen, living and dining area, perfect for both everyday living and entertaining. A delightful conservatory with bi-folding doors seamlessly connects the interior to the rear garden, allowing you to enjoy the surrounding countryside views all year round.

The accommodation comprises two well-proportioned bedrooms, a modern family bathroom, and a separate WC. Further benefits include gas-fired central heating, double glazing, attractive weatherboarded elevations, and tasteful, high-quality finishes throughout.

Outside, the rear garden has been designed for ease of maintenance with a generous patio, providing the perfect spot to relax while taking in the uninterrupted views across the South Downs. A large storage shed, rear access to the garage, front garden, shared driveway and garage complete the property.

Steyning is one of Sussex's most desirable market towns, offering the perfect blend of rural charm and modern convenience. Its historic High Street is home to an excellent selection of independent shops, cafés, restaurants and traditional pubs, together with the picturesque Cobblestone Walk shopping arcade. The town also benefits from highly regarded schools, a leisure centre with swimming pool, library, health centre and a wide range of community facilities.

Excellent transport links provide easy access to Brighton (approximately 12 miles), Worthing and the coast (approximately 8 miles), with Shoreham-by-Sea railway station just 5 miles away. Horsham, Gatwick Airport and London are readily accessible via the A24, A23 and M23.



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