



Osborn  
*Frankling*

**Shooting Field, Steyning, West Sussex BN44 3SW**

**Offers in Excess of: £325,000 (Freehold)**



- **Two Double Bedroom House**
- **Large West Facing Garden**
- **Driveway for Multiple Vehicles**
- **Workshop**
- **Potential to Extend and Renovate (subject to planning consents)**
- **Double Glazed Windows**
- **Gas Fired Central Heating**
- **Total Floor Area Approx 88.2S q.M / 949 Sq.Ft**

Two Double Bedroom House situated in a desirable location, within easy access of Steyning Primary and Grammar Schools. Accommodations comprises: Entrance hall, living room, kitchen and two double bedrooms, bathroom, and separate WC. The property benefits from a large west facing rear garden with workshop and driveway for multiple vehicles.

The thriving Town of Steyning provides an ideal combination of countryside living with modern facilities. The historical High Street offers a comprehensive range of shopping facilities and a small shopping arcade, Cobblestone Walk, which has more than 25 independent shops set around a 16th century tea house. There is plenty of choice for places to eat with a wide range of restaurants, pubs and cafés. There are schools for all age groups, library, health centre, Churches of many denominations and a leisure centre with swimming pool.

Steyning offers good road links to the coast and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove. Brighton is approximately 12 miles distance, Worthing and the coast 8 miles and Shoreham-by-Sea with its mainline railway station just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.

**Accommodation Comprises:** Front door leading to:

**Entrance Hall:** Radiator. Under stairs cupboards. Stairs to first floor.

**Living/ Dining Room:** Double-glazed window to front aspect. Radiator. TV/ Sky Points. Sliding door to patio and rear garden.

**Kitchen:** Comprising a range of wall and base units. Sink and drainer unit, with mixer taps. Spaces for washing machine, dish washer and fridge freezer. Electric integrated oven with gas hob and extractor fan over. Tiled walls. Double-glazed window to rear aspect. Double-glazed patio door to rear lobby and workshop. Understairs cupboard housing the fridge freezer.

**First Floor Landing:** Airing cupboard housing hot water tank. Access to a fully boarded loft with pull down ladder.

**Bedroom 1:** Double-glazed windows to front aspect. Radiator.

**Bedroom 2:** Double-glazed window to rear aspect. Fitted mirrored sliding door wardrobes. TV point.

**Bathroom:** Comprising panelled bath with electric shower over. Wash hand basin set in a vanity unit. Tiled walls. Double- glazed window to rear aspect.

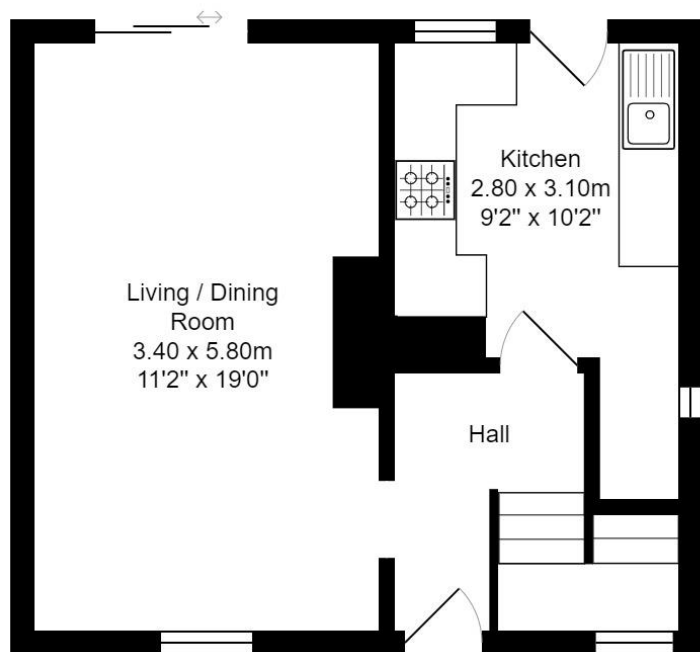
**WC:** Double- glazed window to rear aspect. Low level WC.

**Outside:**

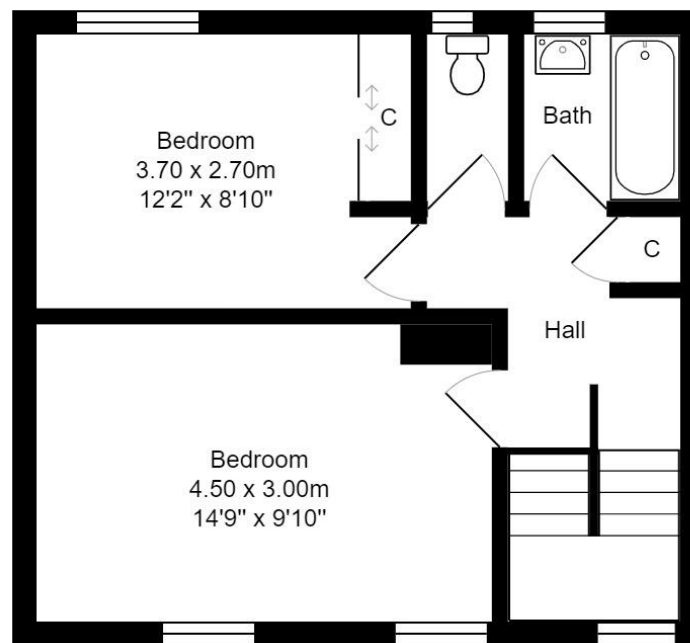
**Large West Facing Rear Garden:** Patio area with arch way leading to a lawned garden enclosed with fencing and bushes.

**Workshop:** Power and lighting. Double glazed window overlooking the rear garden.

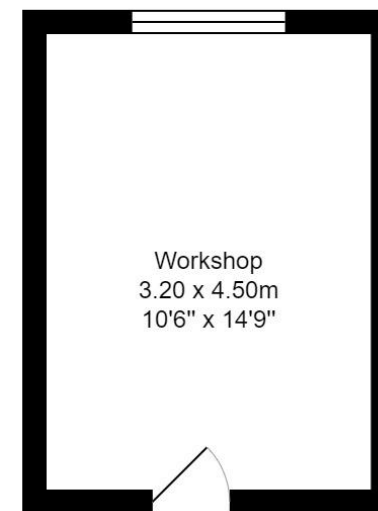
**Tarmacadam Driveway for multiple vehicles.**



Ground Floor



First Floor



Workshop

107 Shooting Field, Steyning, BN44 3SW

Total Area: 88.2 m<sup>2</sup> ... 949 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

**Steyping Office:** 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*