



Osborn
Frankling

Hawthorne Cottage, 16 Church Street, Steyning, West Sussex BN44 3YB

OIEO £400,000 (Freehold)

- Grade II Listed Cottage with Wealth of Exposed Timbers
- Electric Central Heating System
- Partial Electric Underfloor Heating to Ground Floor
- Living Room with Open Fireplace
- Spacious Bathroom / Shower Room
- Spacious Luxury Kitchen
- Breakfast Room with Vaulted Ceiling
- Cottage Style Rear Garden
- Total Area Approx. 69.5 sq. ft / 747.6 sq.m

This attractive Grade II Listed Timber Framed Period Cottage which is thought to date back to the 15th Century is situated in the centre of Church Street, Steyning which is reputed to be the second oldest street in Sussex after Mermaid Street in Rye.

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:

Oak Front Door leading to:

Living Room: Open back fireplace with feature cupboard. One radiator. Exposed beams. Window to front aspect.

Dining Area: Radiator. Open tread staircase to First Floor. Tiled floor. Space for fridge freezer. Freestanding electric boiler. Two Windows. Exposed beams.

Kitchen/Breakfast Room: Comprising granite worktop with recessed circular sink, stainless steel effect cupboards with work surface and base cupboards below. Built in eye level oven and built-in stainless-steel gas hob. Breakfast area with high vaulted ceiling. Double glazed solid wood windows on two sides with glazed double doors leading onto a patio area. Radiator.

Stairs to First Floor:

Bedroom: Radiator. Leaded light window. Exposed beams.

Landing/Occasional Bedroom: Radiator. Leaded light window. Exposed beams. Steps leading up to:

Bathroom: Corner spa bath, pedestal wash hand basin, close coupled WC. walk-in shower enclosure. Window.

OUTSIDE

Cottage Garden: Patio area with steps up to a cottage style garden with a variety of plants, shrubs and trees. Path to rear:

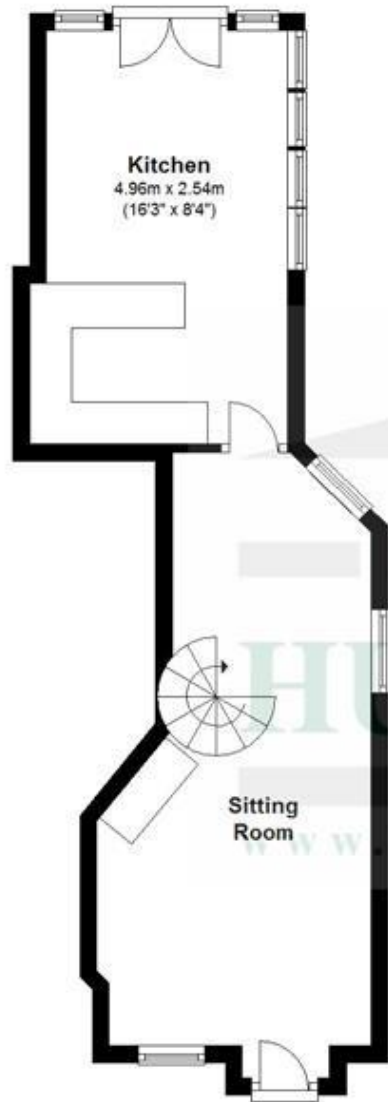
Brick Built Garden Store: with tiled roof

Side Entrance with Gate:

Council Tax Band D

Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)

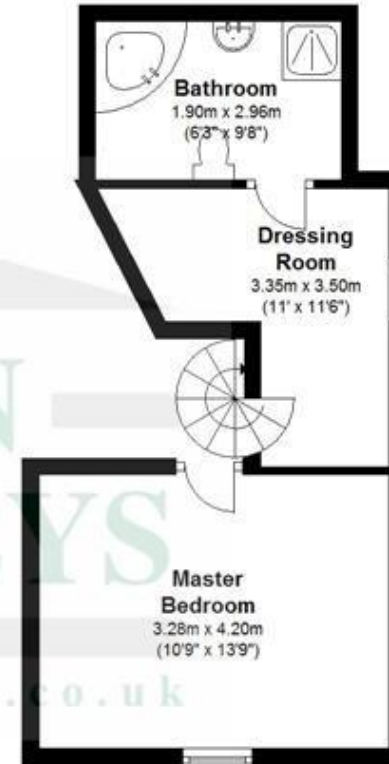


Kitchen
4.96m x 2.54m
(16'3" x 8'4")

Sitting Room

First Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Bathroom
1.90m x 2.96m
(6'3" x 9'8")

Dressing Room
3.35m x 3.50m
(11' x 11'6")

Master Bedroom
3.28m x 4.20m
(10'9" x 13'9")

Total area: approx. 69.5 sq. metres (747.6 sq. feet)

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purposes only and is not drawn to scale.
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Osborn Frankling Estate Agents

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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.