



Osborn
Frankling

Laines Road, Steyning, West Sussex BN44 3LL

£450,000 (Freehold)

Extended 1930's Three Bedroom Terrace House
Living Room, with Feature Fireplace | Open Plan Kitchen/Dining Room
Views of the South Downs | Good Sized Rear Garden
Garage to Rear | Parking to Front and Rear
Total Floor Area: 83.3 Sq.M / 896 Sq.Ft

Osborn Frankling are delighted to offer this three-bedroom terrace house built in the 1930s by Frank Duke and situated in a sought-after location, close to Steyning High Street, the Memorial Playing Field and South Downs. Accommodation comprises: Two receptions rooms, kitchen, three first floor bedrooms and wet room. The property benefits from good sized rear garden, and garage to rear.

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: UPVC front door leading to:

Porch: Wooden and glass panelled internal door leading to:

Living Room: Double-glazed bay window to front. Feature fireplace, with log burner (has been capped). Understairs cupboards. Television/Sky Telephone points. Door leading to:

Open Plan Kitchen/Dining Room:

Second Sitting Rear: Television point.

Kitchen/ Dining Area: Comprising a range of wall and base units, with laminate worksurfaces. Smeg range electric oven. Gas hob, with extractor fan over. Sink and drainer unit, with mixer taps. Integrated dishwasher. Space for fridge. Two radiators. Tiled walls. Double-glazed patio doors leading to decking area.

Stairs to First Floor Landing: Access to loft space via drop down ladder.

Bedroom 1: Radiator. Fitted double wardrobe cupboards. Double-glazed window to front, with views over the Round Top Hill and South Downs.

Bedroom 2: Radiator. Double-glazed window to rear. With views of the Downs.

Bedroom 3: Radiator. Double-glazed window to front, with views of Round Top Hill and the South Downs.

Wet Room: Wash hand basin set in a vanity unit. Low level W.C. Shower. Tiled walls and floor. Double-glazed window to rear.

Council Tax Band C



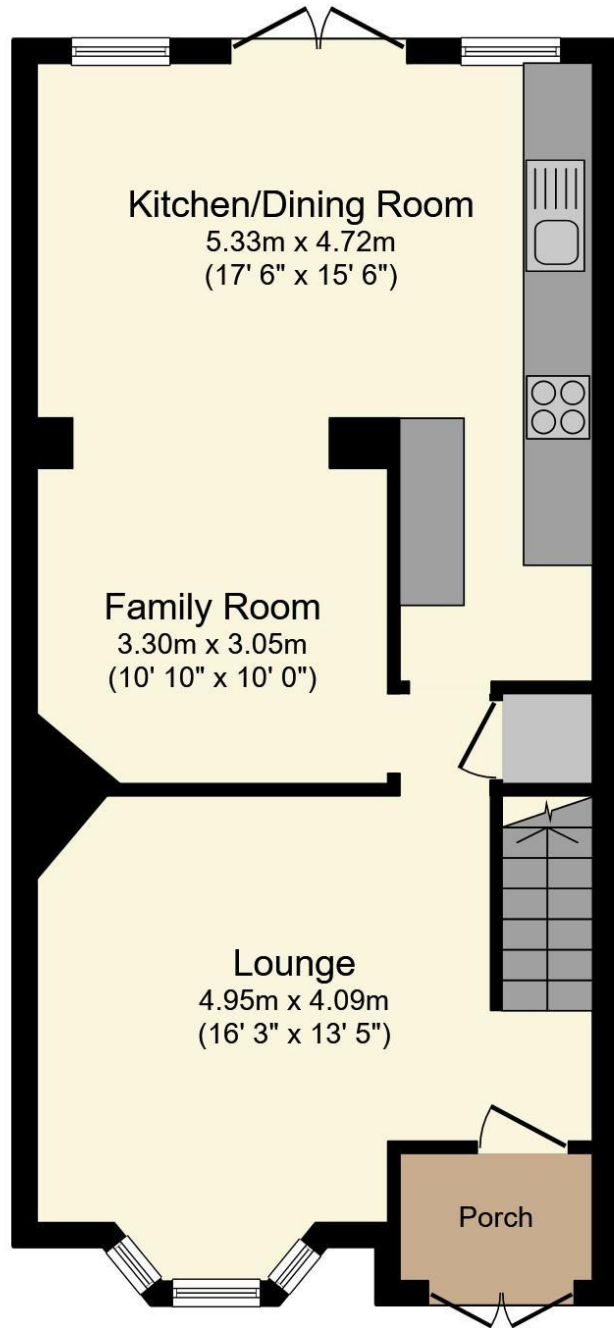
Outside

Front Garden: Block paved driveway (Laid three years ago)

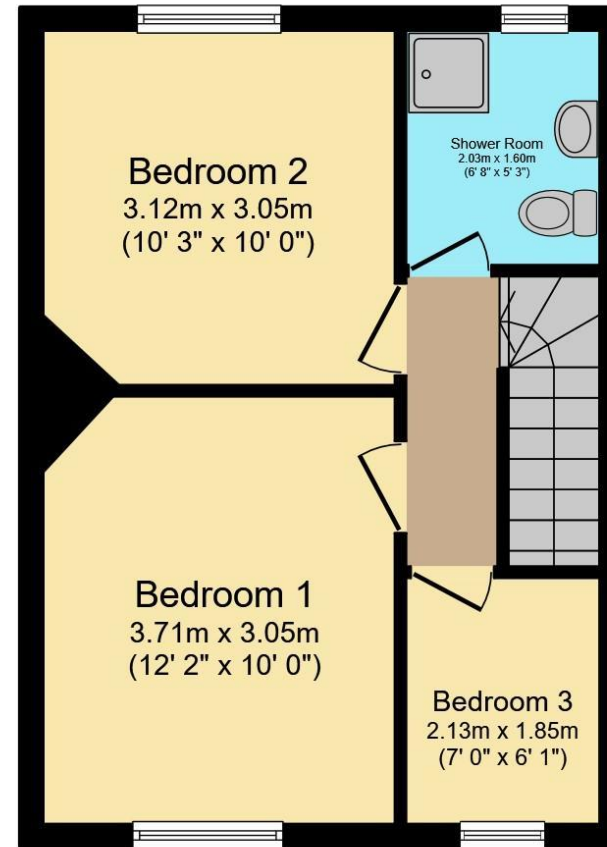
Rear Garden: Large composite decked area fitted 2 years ago. Garden laid to lawn, with path leading to garden shed and rear access and Garage.

Garage: Up 'n' over door.






Ground Floor



First Floor

Total floor area 83.3 sq.m. (896 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 for further information or to arrange a viewing.

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.

Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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