



## *THE BEECHINGS*

BOSTAL ROAD, STEYNING, WEST SUSSEX BN44 3PD

*Hamilton Graham*

ESTATE AGENTS

Situated on the southern edge of Steyning, the property is within half a mile of Steyning High Street which provides shops for day-to-day needs and Post Office, schools for all ages, leisure centre with swimming pool and modern health centre. The small country town lies at the foot of the South Downs National Park with lovely walking country. Approximate distances: The mainline railway station at Shoreham-by-Sea is about five miles away and the larger coastal towns of Worthing and Brighton are eight and 12 miles respectively. Horsham, Crawley and Gatwick Airport can normally be reached in about 40 minutes by car.

An attractive detached house built some 17 years ago with traditional flint and brick elevations and PVCu double-glazed windows under a pitched and tiled roof. The house has been extended to provide an exceptional split-level, open-plan living space and fittings have been enhanced with a fully-fitted quality kitchen and luxury, contemporary sanitary ware in white. The house is immaculately presented throughout and the gardens have been attractively landscaped for ease of maintenance. There is a modern boiler and gas-fired central heating to radiators. Viewing is highly recommended.

**Covered Entrance:** Outside light. Front door to:

**Reception Hall:** Cloaks cupboard with hanging rail and shelf. Karndean flooring in oak finish.

**Cloakroom:** Ceramic tiled flooring. Half-wall tiling. White suite of WC and washbasin. Tiled window shelf.

**Kitchen/Breakfast Room:** 15'5" x 8'8" (4.69m x 2.64m) An attractive double-aspect room with polished quartz work surfaces and matching breakfast bar. Comprehensive range of worktops with inset sink fitting and range of cupboards and drawers with matching wall-units and fitted shelving. Integrated double oven, fridge/freezer, washing machine, dishwasher, gas hob and retractable extractor hood. Cupboard housing gas-fired boiler providing hot water and central heating. Recessed ceiling lighting. Karndean flooring in oak finish. Double doors to sitting room.

**Sitting Room:** 16'8" x 16'8" (5.08m x 5.08m) Spacious open-plan, split-level living space with wide steps down to dining section. Contemporary fireplace with fitted log-effect gas fire.

**Dining Section:** 16'10" x 9'7" (5.13m x 2.92m) With tiled flooring. Underfloor electric heating. Part vaulted ceiling with twin Velux roof lights. French doors to garden.

From the entrance hall; stairs with shaped spindles to the **FIRST FLOOR**

**Landing:** Loft access. Deep linen cupboard housing factory-lagged hot tank with slatted shelving above.

**Bedroom 1:** 12'4" x 11'11" (3.75m x 3.63m) Range of full height fitted wardrobes.

**En-Suite Shower Room:** Luxury modern suite with full wall and floor tiling. Tiled shower recess. Glazed sliding door. Contemporary washbasin with mixer-tap and drawer beneath. WC with concealed cistern. Chromium radiator/towel rail. Heated wall mirror with lighting and motion sensor.

**Bedroom 2:** 14'3" x 8'11" (4.34m x 2.71m) Double wardrobe cupboard.

**Bedroom 3:** 8'2" x 7'4" (2.48m x 2.23m)

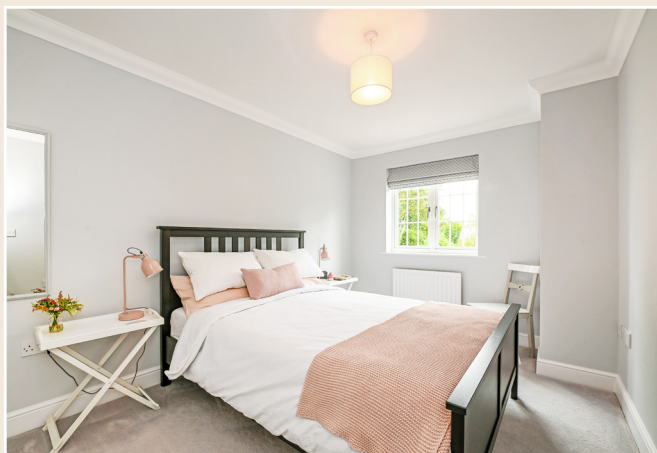
**Family Bathroom:** Luxury modern suite with tiled flooring and full tiling to wet areas. Bath with shower guard, drench head shower unit and handheld shower. A contemporary fitting with integrated WC and washbasin with mixer-tap and cupboards beneath. Heated wall mirror with lighting and motion sensor.

## OUTSIDE

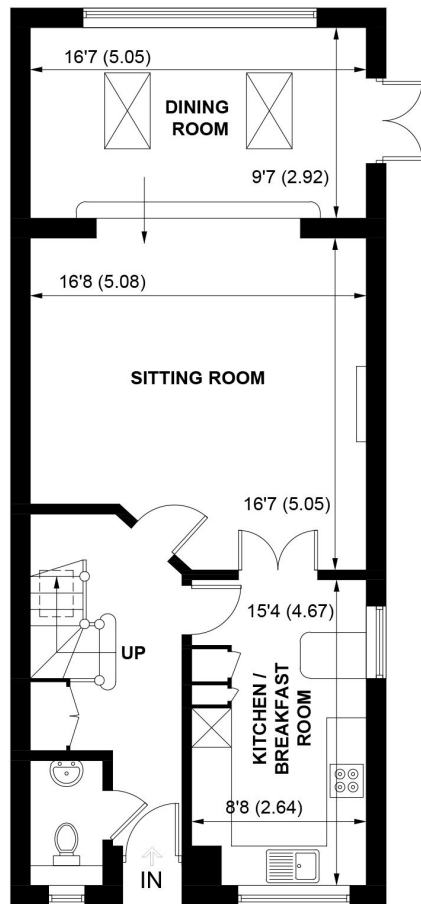
**Front Garden:** Brick paver hard standing to the front of the property providing parking for vehicles and contained by post and rail fencing. Water tap.

Gated pedestrian side-access to **Side and Rear Garden**. Skillfully landscaped for ease of maintenance with Indian stone paved patio area enjoying good seclusion. Further seating area with Astro turf. Outside lighting. Outside power-point.

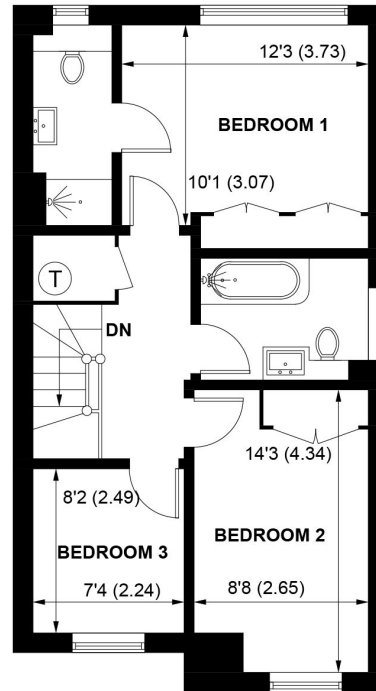
**Brick Outbuilding:** 18'3" x 9' (5.56m x 2.74m) Originally designed as a single garage with power and light connected and up and over door. Note the garage facility could be re-instated by minor alteration to the hard landscaping and double gates give access to the private lane.







GROUND FLOOR



FIRST FLOOR

Total Approximate Floor Area 1228 Sq FT (114.1 Sq M)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		85
	73	

Services: All main services are connected | Council Tax: Valuation Band: 'E'

Viewing strictly by appointment with the Agent.

**Hamilton Graham**  
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IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
2. Measurements, distances and aspects where quoted are approximate.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
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