



45 COOMBE DROVE

STEYNING, WEST SUSSEX, BN44 3PW

Hamilton Graham

ESTATE AGENTS

An individual architect-designed detached house of conventional construction with part-rendered and tile-hung elevations under an impressive pitched and tiled roof. The stylish contemporary design is light and spacious with an open-plan living area and pair of bi-fold doors opening to a secluded west-facing terrace with landscaped gardens beyond. There is a high-quality fitted kitchen, luxury sanitary ware, efficient gas-fired central heating system, full aluminium-framed double-glazed windows (low maintenance) with a soft green finish, alarm system, and oak internal doors and staircase. The mature garden has been created from the landscaped grounds of the original 20th Century mansion.

Situated on the Downland edge of Steyning in a private location about half a mile from the High Street. This picturesque small town has good shops, schools for all ages, modern health centre, swimming pool, library and churches. Steyning lies at the foot of the beautiful South Downs National Park where it meets the Sussex Weald. The South Coast is about five miles (nearest mainline station at Shoreham-by-Sea). There is convenient access by road to Worthing, Brighton, Horsham and Crawley. Gatwick Airport and the motorway system are normally about 40 minutes' drive.

Front door with glazed side panel to:

Reception Hall: Oak plank flooring. Deep storage cupboard. Oak stairs off to first floor with oak banister and glazed balustrade.

Cloakroom: White suite of WC and washbasin.

Open-plan Living Space: 30'5" x 18'5" (9.27m x 5.61m)

Sitting Room: Oak plank flooring and natural stone flooring continuing through to kitchen area. Pair of wide bi-fold doors to sun terrace. Wood-burning stove.

Kitchen: Comprehensively fitted with polished granite work surfaces and excellent range of base cupboards, drawers and pan drawers. Double ceramic sink with flexible mixer tap and integrated waste bin beneath. Integrated dishwasher. Five-ring range double oven with extractor hood over. Integrated refrigerator. Larder cupboard. Integrated freezer. Large island unit with range of cupboards.

Family Room/Dining Room: 15'5" plus 2'3" bay x 10'4" (4.7m plus 0.68m bay x 3.15m) Oak plank flooring continuing from sitting room. Double aspect room with full height double-glazed bay window. Oak-framed, glazed double doors returning to reception hall.

Study: 11'9" x 10'7" (3.58m x 3.23m) Oak plank flooring.

Utility Room: 10'6" x 6'10" (3.21m x 2.1m) Work surface with inset sink. Space for appliances. Tall cupboard housing gas-fired boiler providing hot water and central heating. Range of wall units.

From the reception hall stairs to **FIRST FLOOR**

Part-Galleried Landing with full height window. Recessed lighting.

Internal Landing with loft access. Large storage cupboard. Linen cupboard housing pressurised hot water cylinder.

Principal Bedroom: 13'7" x 13'5" (4.14m x 4.09m) Overlooking the secluded gardens. Walk-in dressing room with comprehensive range of wardrobe furniture.

En-suite Shower Room: Fully tiled walls and flooring. Glazed shower area with drench shower head and hand spray attachment. Contemporary rectangular washbasin with storage beneath. WC.

Bedroom 2: 17'4" into bay x 11'2" (5.28m into bay x 3.4m) Full height window in deep bay recess. Double aspect.

Bedroom 3: 14'9" x 10'7" (4.5m x 3.23m)

Bedroom 4: 12'4" x 11'1" (3.76m x 3.38m) French doors to Juliet balcony overlooking the delightful gardens.

Family Bathroom: Stylish contemporary suite. Double-end bath with chromium mixer taps and spray attachment. Contemporary washbasin with storage beneath. WC. Glazed shower corner with drench shower head and spray attachment.

OUTSIDE

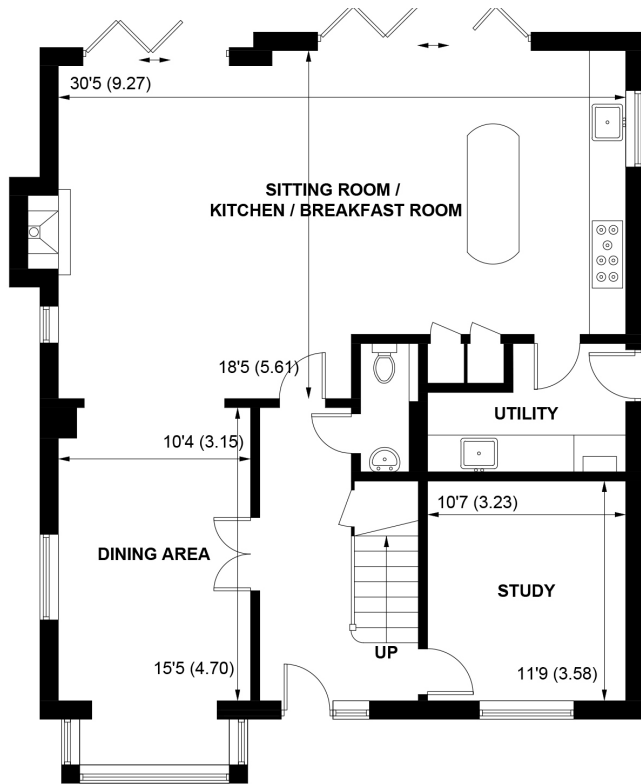
There is attractive blockwork paving to the front of the property providing hard standing for vehicles. The rear garden is exceptional, enjoying seclusion with established planting. An expansive Indian-stone patio area adjoins the rear of the house and the gardens are terraced on three levels with stone retaining walls and beds stocked with a variety of established planting and stone stepped pathways giving access to further patio sections.

Single Detached Garage: 20'1" x 8'6" (6.13m x 2.59m) overall. Up and over door. Windows. Side door. Power and light.

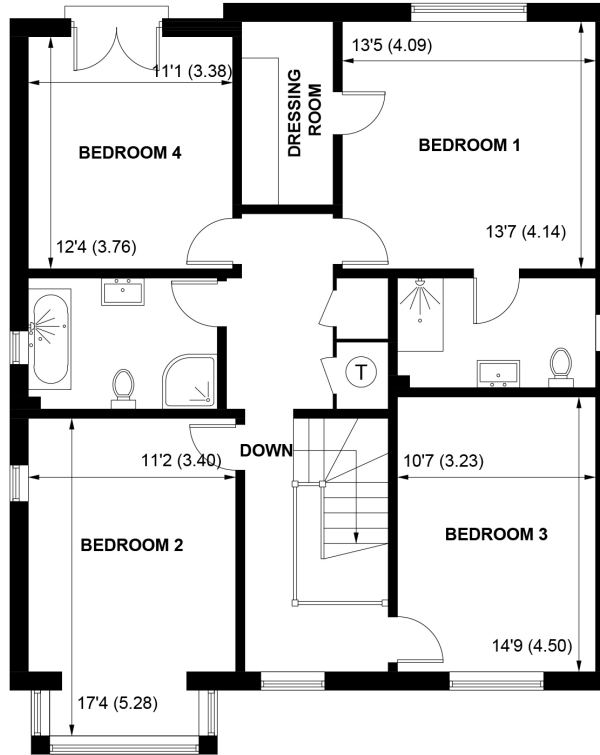




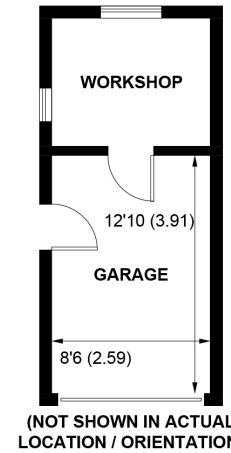
Total Approximate Floor Area 2361 Sq FT (219.4 Sq M)



GROUND FLOOR



FIRST FLOOR



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

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

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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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.
4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
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