



BROOKVIEW

ROMAN ROAD, STEYNING, WEST SUSSEX, BN44 3FN

Hamilton Graham

ESTATE AGENTS

Approached by a private driveway at the southern foot of Roman Road, about three-quarters of a mile from Steyning High Street. There is lovely walking country nearby including the banks of the River Adur. Steyning is a small country town in the lee of the South Downs National Park with good recreational facilities, a modern health centre, churches, and primary and secondary schools. The High Street shops and Post Office cater for day-to-day needs, with major stores and mainline railway at Shoreham-by-Sea (five miles). Worthing is eight miles distant and Brighton 12 miles. Horsham is about 14 miles to the north and Crawley and Gatwick Airport are normally about 40 minutes' drive.

An exceptional detached bungalow, set in mature gardens, with views across the town to the ridge of the South Downs. The bungalow was built to a high specification in 2020 of traditional construction with rendered elevations under a hipped and tiled roof. The contemporary styling includes a high, vaulted gable to the kitchen and full bi-fold doors linking the sitting room and delightful gardens. Fittings include oak internal doors, a high-quality kitchen with Miele appliances, full double-glazing, gas-fired central heating and photovoltaic cells to enhance the efficiency of this comfortable, modern home. Viewing is highly recommended.

Covered Porch: with recessed lighting. Composite front door with double-glazed panels to:

Spacious Reception Hall.

Sitting Room: 17'6" x 15'5" (5.34m x 4.7m) Triple aspect with full-width bi-fold doors opening to the sun terrace with fine views across the town to the wooded skyline of the South Downs. French door to rear garden. Open plan to:

Dining Section: 8'9" x 8'2" (2.67m x 2.49m).

Kitchen/Breakfast Room: 17'9" x 13'7" (5.42m x 4.15m) An exceptional room with high vaulted ceiling (14'4" (4.37m) high) with fully-glazed gable and pair of French doors overlooking and opening to the garden with views over the town to the skyline of the Downs. Comprehensively fitted kitchen with Corian worktops and large central island with connecting breakfast bar. Inset one-and-a-half bowl sink fitting with swing mixer tap. Full range of cupboards and drawers to include deep pan drawers. Integrated dishwasher and refrigerator. Miele induction hob with Miele filter hood system over. Pair of tall units housing Miele oven and pull-out larder system. Recessed ceiling lighting.

Bedroom 1: 12'10" x 11'8" (3.92m x 3.56m) Double wardrobe cupboard.

En-suite Shower Room: Fully-tiled walls. Large shower area. Contemporary washbasin with mixer tap and cupboards beneath. Low-level WC. Chromium towel rail.

Bedroom 2: 11'9" x 11' (3.58m x 3.33m) Recessed wardrobe cupboard.

Family Bathroom: Fully-tiled walls. White suite of bath with mixer tap and shower end with drench head. Contemporary washbasin with mixer tap and cupboards beneath. Low-level WC. Chromium towel rail.

OUTSIDE

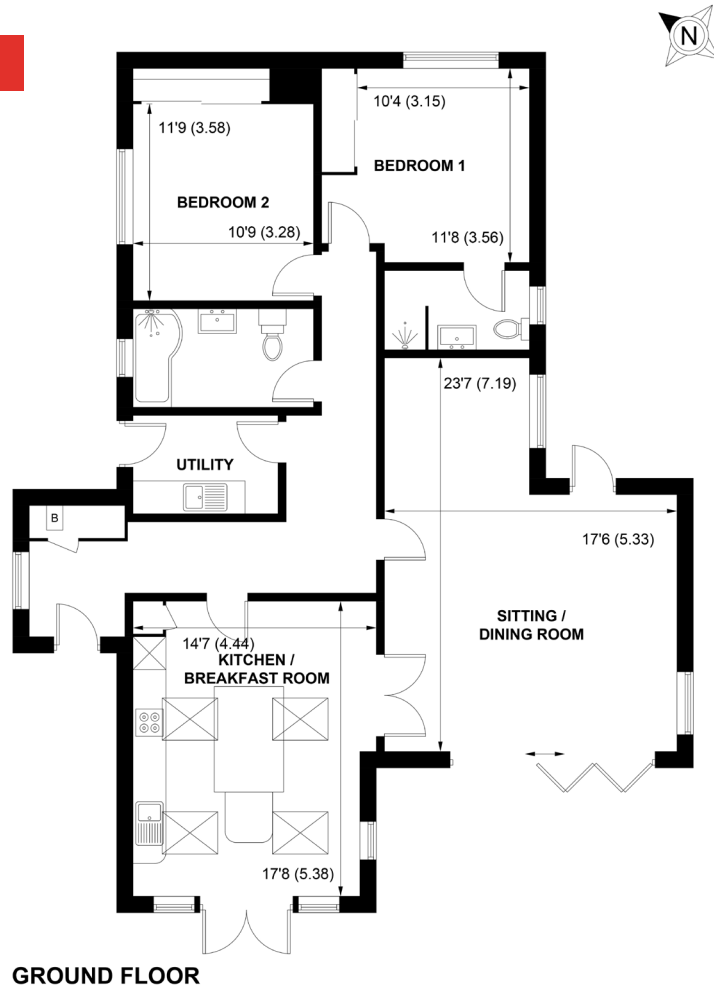
The property stands on a generous elevated plot approached over a private driveway with five-bar gate access to a block-paver hard standing area for vehicles. The gardens are contained by fencing and have been landscaped with Indian-stone paving adjoining the property. To the south the garden is enclosed by trellis fencing with an area of lawn. Feature pond with sleeper retaining walls and natural garden beyond. To the rear of the property there are raised vegetable beds and an aluminium greenhouse. Original stabling provides outside storage/workshops. Timber summerhouse with power connected. External power points. Outside lighting.





Total Approximate Floor Area 1293 Sq FT (120.1 Sq M)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	83	84
(81-91)	B		
(69-80)	C		
(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: 'F'

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.
5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham. Intending purchasers must satisfy themselves on these matters.