



JESMOND

28 GORING ROAD, STEYNING, WEST SUSSEX BN44 3GF

Hamilton Graham

ESTATE AGENTS

An impressive, and attractive, detached house of conventional construction with red brick elevations and replacement double-glazed windows under a pitched and interlocking tiled roof. The house has been meticulously maintained and improved by the present owners and has a secluded rear garden. Features include a double-aspect sitting room with wood-burning stove, high quality sanitaryware, an exceptional fully fitted kitchen, quality flooring, gas-fired central heating and ample off-road parking. Viewing is highly recommended to appreciate this high-quality home.

Goring Road is a prime residential location on the south-west side of the town and it has always been the fashionable road in the town. Close to the southern end of the road, the property is within a short walk of Steyning High Street with shops for everyday needs, and Post Office. It is also ideal as a family house as it is within walking distance of schools as well as the various sporting and cultural and other recreational facilities, of which there are almost a hundred in Steyning. The small country town lies at the foot of the South Downs National Park.

There is a local by-pass which diverts most through traffic from the town, and Worthing and Brighton are eight and 12 miles respectively. Horsham is about 14 miles to the north and Crawley and Gatwick Airport can normally be reached in about 40 minutes. The nearest mainline railway station is at Shoreham-by-Sea (five miles).

Covered Entrance: With recessed lighting. American oak solid front door with double-glazed side panels to:

Reception Hall: Handmade American oak feature staircase leading to the first floor. Oak board flooring.

Cloakroom: Fully tiled walls. White suite of WC with concealed cistern and contemporary basin with Monobloc tap and cupboard beneath. Recessed ceiling lighting. Karndean flooring.

Sitting Room: 25'0" x 11'4" (7.62m x 3.45m) Double aspect with bow window and French doors opening and overlooking the rear garden. Fine polished stone fireplace with raised hearth and fitted wood-burning stove. Three wall light points. Radiator shelving.

Kitchen/Dining Room: 24'11" x 14'9" (7.59m x 4.50m) Spacious double-aspect room fitted to an exceptional standard with Karndean flooring and recessed ceiling lighting. Extensive range of Corian work surfaces with inset Villeroy and Boch twin sink. Fitted three-oven, twin-plate AGA with glazed upstand and central island comprising breakfast bar with fitted drawers, wine cooler and wine rack beneath. Comprehensive range of matching base and wall units. Larder cupboard with racking system. Integrated fridge and freezer. Integrated waste disposal and recycling bin. Integrated dishwasher. Matching wall units with glazed display cabinet. Further unit with fitted shallow and deep drawers with corner storage units. Door to:

Utility Room: Matching units to kitchen. Inset deep butler sink. Integrated space and plumbing for washing machine. Matching cupboards and wall units. Integrated Bosch microwave. Walk-in cupboard housing Worcester Bosch gas-fired boiler providing hot water and central heating. Door to integral garage and study/family room and door to garden.

Integral Double Garage: 19'11" x 16'0" (6.07m x 4.88) Electrically-operated up and over door. Window. Power and light connected. Water tap.

Office: 11'11" x 10'9" (3.63m x 3.28m) Laminate flooring. French doors to garden.

From the entrance hall, bespoke staircase to:

FIRST FLOOR and Landing with loft access. Shelves linen cupboard.

Principal Bedroom Suite:

Dressing Room: Excellent range of bespoke bedroom furniture with hanging space and shelving.

En-Suite Shower Room: Contemporary suite with full tiling to walls. Large shower area with drench head and hand shower. Wide washbasin with mixer tap and fitted drawers. WC with concealed cistern. Ladder-rack towel rail. Recessed ceiling lighting. Karndean flooring.

Bedroom: 15'4" x 13'3" (4.67m x 4.04m) Double aspect with views to Truleigh Hill.

Bedroom 2: 14'9" x 11'8" (4.50m x 3.56m) Views to Truleigh Hill and the Downland skyline. Recessed double wardrobe.

Bedroom 3: 11'8" x 11'6" (3.56m x 3.51m) Open aspect to include parts of Clays Field. Recessed double wardrobe.

Bedroom 4: 13'1" x 9'10" (3.99m x 3.00m) Overlooking the rear garden. Double wardrobe.

Family Bathroom: Fitted to a high specification with full tiling to walls and Karndean flooring. Deep double-end bath tub with hand shower and mixer taps. Contemporary washbasin with fitted drawers beneath. WC with concealed cistern. Glazed shower corner with drench head and hand shower fitting. Chromium towel rail. Recessed ceiling lighting.

OUTSIDE

The property has a wide frontage to the road with a brick retaining wall. Central driveway providing ample hard-standing and turning for vehicles flanked by shaped lawns with mature rose and shrub borders.

Rear Garden: Enjoying good seclusion and a westerly aspect. Contained by fencing with paved terrace adjoining the rear of the house. Steps up to well-tended lawn with colourful stocked borders. Established apple tree. Timber summerhouse. Outside tap.

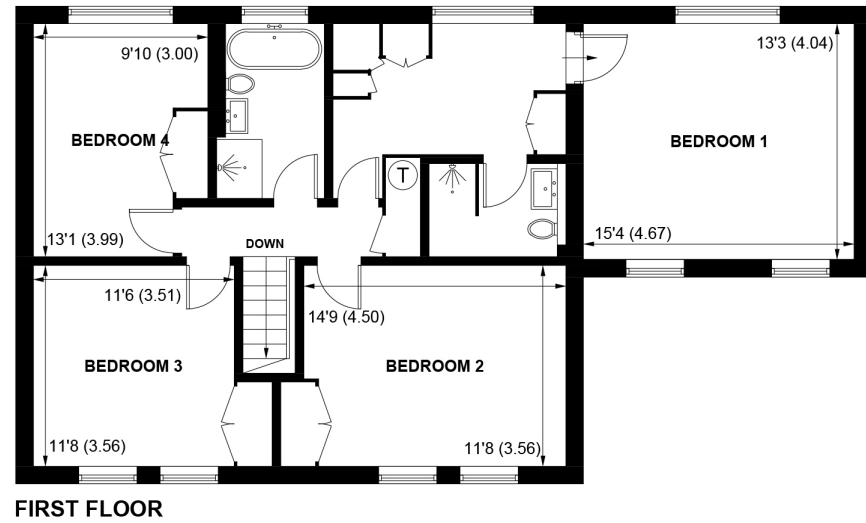
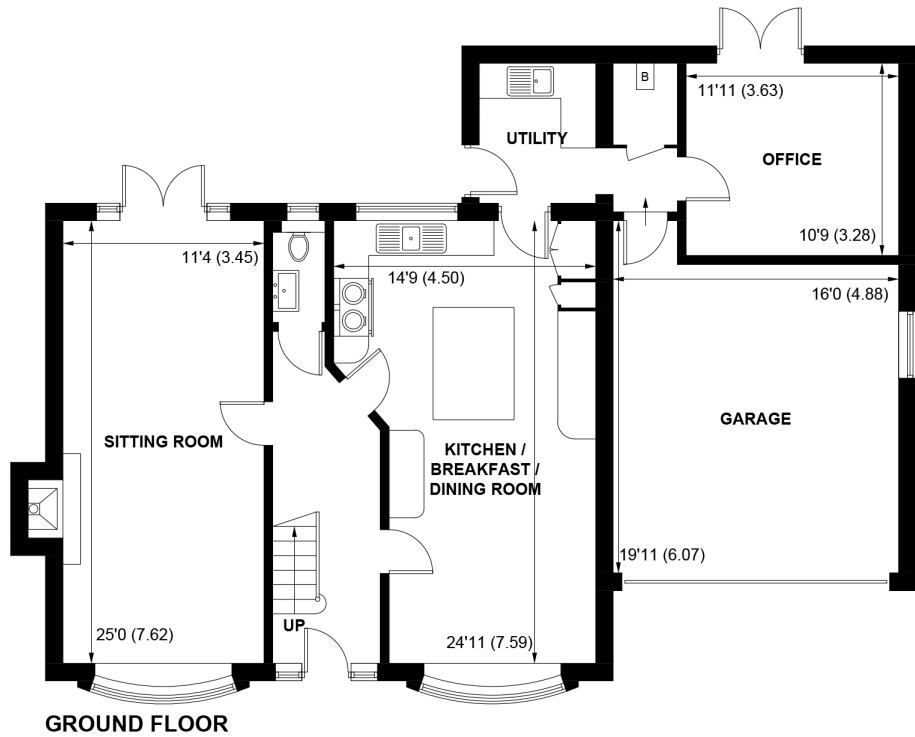




Total Approximate Floor Area 2274 Sq FT (211.3 Sq M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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

Tel: 01903 879212
Estate Office | 38 High Street | Steyning | West Sussex | BN44 3YE
enquiries@hamiltongraham.co.uk
www.hamiltongraham.co.uk

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.