



Osborn
Frankling

Penlands Vale, Steyning, West Sussex BN44 3PL

Offers in Excess of £600,000 (Freehold)

Three Bedroom Detached Bungalow

Overlooking the South Downs

Gas Fired Central Heating | Rear Extension 2016

Replacement Windows and Doors 2016 | En-Suite WC to Bedroom 1

New Kitchen and Bathroom 2016 | Potential to be Chain Free

Total Floor Area: 90.45 sq m/ 973.56 sq ft

Osborn Frankling are delighted to offer for sale this Three Bedroom Extended Detached Bungalow, with stunning Downland views. The property was completely renovated in 2016 to include new electrics, a rear extension, new windows and doors and new kitchen and bathroom. To the outside there is a west facing rear garden with vegetable patch large workshop/ shed with power, garage opposite the property with parking for 2 vehicles.

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: Composite front door leading to:

Entrance Hall: Radiator. Three built-in cupboards housing combi boiler and meters and for storage.

Open Plan Kitchen, Dining & Living Room:

Kitchen Area: Comprising a range of wall and base units, with laminate worksurfaces. Eye-level oven. Induction hob, with extractor fan over. Sink and drainer unit, with mixer taps. Space for washing machine and dishwasher. Tiled floor.

Dining Area: Radiator. Velux windows.

Living Area: Radiator. Two sets of double doors to rear garden. Feature log burner. Vaulted ceiling with Velux windows.

Bedroom 1: Radiator. Double-glazed window to front. Built-in wardrobe cupboards.

En-suite: Wash hand basin. W.C. Double-glazed window to side. Tiled floor.

Bedroom 2: Radiators. Double-glazed window to front. Built-in wardrobe cupboards.

Bedroom 3/Study: Radiator. Double-glazed window to side. Velux windows. Wardrobe/ storage cupboard.

Wet Room: Wash hand basin set in a vanity unit. Push button W.C. Shower enclosure. Double-glazed window to side. Tiled walls and floor. Radiator/heated towel rail. Extractor fan.



Outside

West Facing Rear Garden: Mainly laid to lawn with planted side beds and large patio area. Area laid to meadow and vegetable plot. Workshop/ Shed, with power. Beautiful views across the South Downs

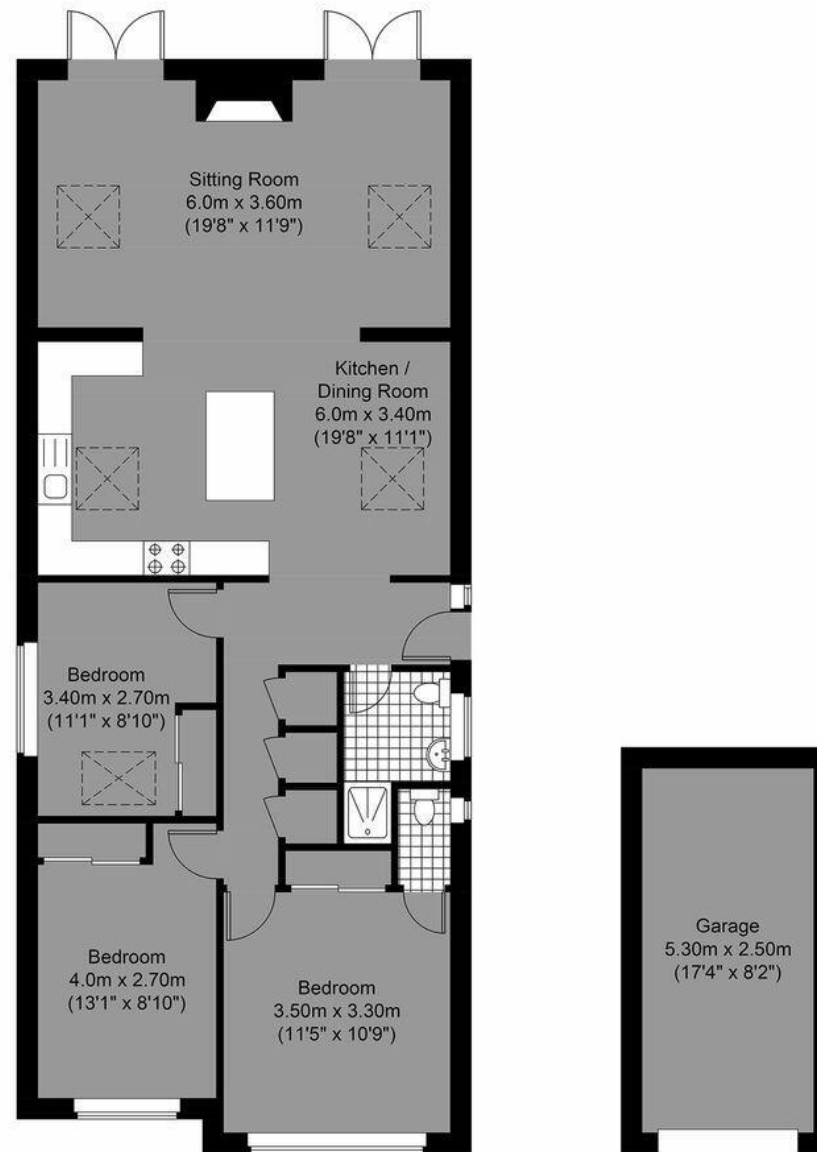
Front Garden: Laid to lawn, with raised planted beds. Path to front door and rear access gate.

Garage: Opposite the property. Up 'n' over door with **Two Parking Spaces** in front.

Agents Notes: EPC Rating: 'C' Tax Band: E



Approximate Gross Internal Area (Excluding Garage) = 90.45 sq m / 973.59 sq ft



Penlands Vale



Ground Floor
Approximate Floor Area
973.59 sq ft (90.45 sq m)

Garage
Approximate Floor Area
142.62 sq ft (13.25 sq m)

Illustration for identification purposed only, measurements are approximate, not to scale.





Osborn Frankling Estate Agents

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Viewing: Strictly Through Osborn Frankling

Please call/ Email: 01903 814888/ info@sellinghomes.co.uk - 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.



