



Corner House, 8 The Ridings | Steyning | West Sussex | BN44 3PX

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £1,100,000 - £1,150,000 Freehold



- Stunning extended house with extensive gardens in cul-de-sac-location
- Four bedrooms (previously Five)
- Huge kitchen/diner/family room with island and bi-fold doors to garden
- Utility room, store and downstairs shower room
- Lovely double aspect Sitting room with fireplace
- Spacious porch leading into huge entrance hall and study area
- Double integrated garage with electric roller door and ample parking
- Extensive gardens with various areas and zones including summer house

Description

An extremely spacious and well appointed family home located in a quiet location boasting large gardens and far reaching views of the downs.

This 1970s house has been extended and modernised to create a wonderful property which is especially suited for families or entertaining due to the large rooms and extensive gardens.

Accessed by a large porch with double doors into a spacious entrance hall the house already feels open and light. The kitchen is impressive being a large double aspect space with bi-folds onto the deck, a well appointed kitchen with island and space for a large table and sofa etc. There is a large utility room adjacent with access to a store room and downstairs shower room. The sitting room is a quiet haven at the other end of the house with fireplace and large full length windows overlooking the garden.

Upstairs are three spacious bedrooms all double aspect with lovely views and built in storage. One bedroom was formally two rooms and could be split again if required. The main bedroom has an ensuite while a large family bathroom has a bath and separate shower enclosure. A fourth bedroom is on the ground floor.

The double garage can be accessed via the kitchen and with its own hallway provides easy access in bad weather or could be converted to a gym etc.

It is a very light house due to the number and size of the windows and it is in excellent decorative order throughout.

The extensive gardens are well thought out with various areas including different decks, a BBQ area with pizza oven, an allotment area with greenhouses and a large summer

house with power currently used as a hobby room. The current owners have worked to ensure the gardens are low maintenance.

This is a beautiful house and a viewing a highly recommended.

Location

What 3 Words ///thighs.envoy.swatted

Information

Property Reference: HJB02617

Photos & particulars prepared: August 2023 (Ref JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'F'

Heating is via a hot air system. Solar panels on roof.

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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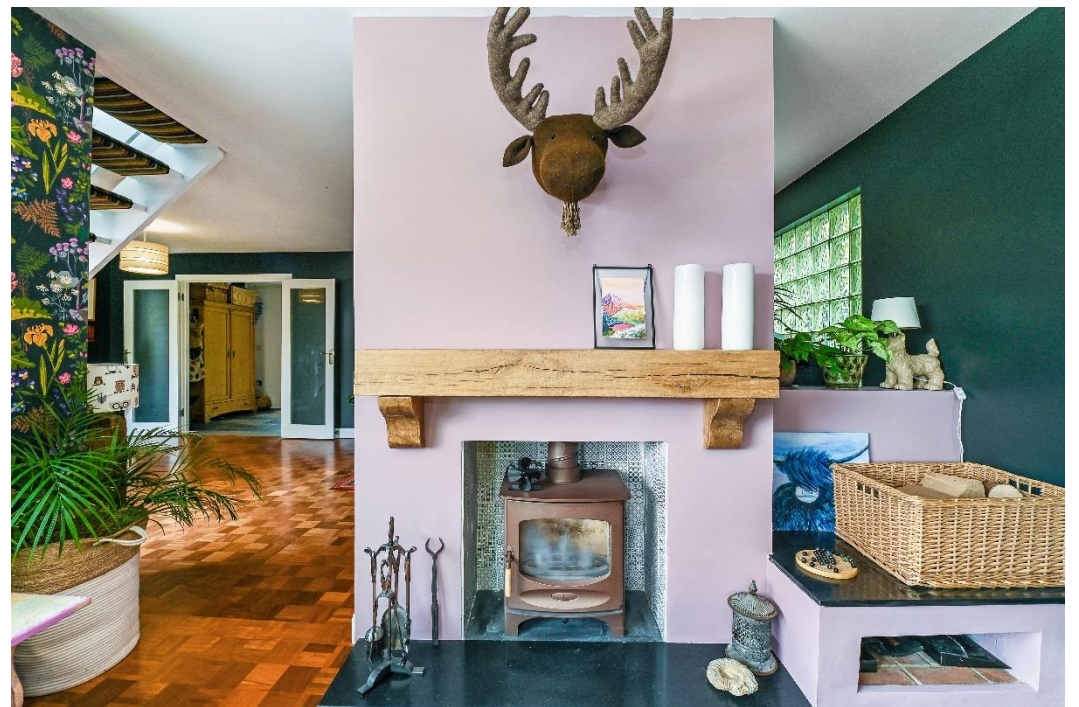
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BREAKFAST











8, The Ridings, BN44 3PX

Approximate Gross Internal Area = 239.2 sq m / 2575 sq ft
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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