



24 | Coombe Drove | Steyning | West Sussex | BN44 3PW

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Asking Price: £850,000 | Freehold



- Newly refurbished, modernised and extended family home
- Four double bedrooms, main having a dressing area and en-suite
- Large treble aspect Living room/kitchen/diner with bifold doors to garden
- Further Snug/TV room
- utility room and downstairs w.c.
- Off street parking
- Large secure lawned garden
- Excellent neutral decor throughout.

### Description

A beautifully presented and extended chalet bungalow updated to a high specification. This detached four bedroom property has been remodelled and refurbished and sits on a large plot in a desirable residential area.

The standout feature is a fabulous large kitchen/living room with space for a table and chairs. The kitchen has a large number of white shaker style units with granite worktops including a large island and breakfast bar. There are integrated appliances including a Siemens double oven, dishwasher and extractor. This triple aspect room is light and bright and has bifold doors to the garden. A separate TV room/snug has a media wall with storage. A useful utility room has storage for coats and shoes and there is a downstairs w.c.

Upstairs, there are four bedrooms, the main is double aspect and has a dressing area with wardrobes and an ensuite shower room. A family bathroom has a freestanding bath and modern styling. To the front is a formal garden laid to lawn and a driveway for two cars. The rear garden is flat and laid to lawn with wooden fences and two gates for ease. A lovely home in excellent decorative order with gas fired heating and double glazing.

### Location

What 3 words: [///kingpin.responses.host](http://kingpin.responses.host)

24 Coombe Drove is within only a few minutes walk of Steyning High Street down a shortcut footpath that comes out onto Bostal Road. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional

local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

### Information

Property Reference: HJB01443

Photos & particulars prepared: by H J Burt March 2024 (JW)

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

Local Authority: Horsham District Council

Council Tax Band: 'F'

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.

### Directions

Turn right from our office in Steyning High Street and continue over the roundabout and down Bramber Road. Then turn right into Maudlin Lane and right into Coombe Drove and the property is in front on the corner.

### 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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**FLOORPLAN & EPC PENDING**





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