



The Steading, 18 Coombe Road | Steyning | West Sussex | BN44 3LF

H.J. BURT
Chartered Surveyors : Estate Agents



The Steading, 18 | Coombe Road | Steyning | West Sussex | BN44 3LF

Asking Price: £525,000 | Freehold



- Very spacious extended semi-detached house
- Three double bedrooms
- Separate annex/studio with mezzanine level and storage
- Large L shaped kitchen/diner
- Second reception room/snug/office
- Family bathroom and downstairs w.c.
- Off-street parking for several vehicles
- Wrap round garden and patio
- No chain

Description

Hidden away behind a large hedge and mature tree is this fabulous house that has been extended to create a spacious family home in a residential location near the edge of the Downs.

Boasting three double bedrooms, a large L-shaped kitchen/diner a spacious living room and a further snug/office. There is also a separate annexe/office with large store behind and lots of off-street parking. The heart of this house is a large L-shaped kitchen with dining area at one end. There are a great many solid wood units with space for appliances and a tiled floor. This leads into a light and bright living room with door to garden and stairs to first floor. A lovely office/snug has high ceiling with roof light, built in desk and shelving and French doors to the patio. There is a downstairs w.c On the first floor are three large bedrooms and a modern family bathroom.

The house is fully double glazed with gas fired central heating with a Potterton boiler.

Outside the gardens wrap around the house with a high hedge to afford privacy. There is both a lawn with summer house and raised beds and a patio area with pond.

A former garage has been converted to a room with French doors and a mezzanine level accessed via a ladder. There is a very large storage room behind suitable for garden equipment etc.

No onward chain.

Location

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Coombe Road is on the Western side of Steyning in a quiet and pretty area, reached via Ingram Road and accessible for the centre of the town via plenty of quiet roads and twittens. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line/River Adur 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. 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. 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: HJB02796

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

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

Local Authority: Horsham District Council

Council Tax Band: 'D'

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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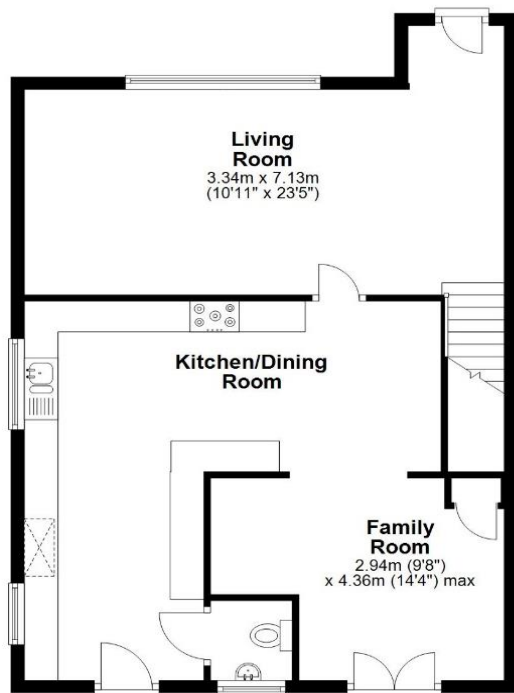


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

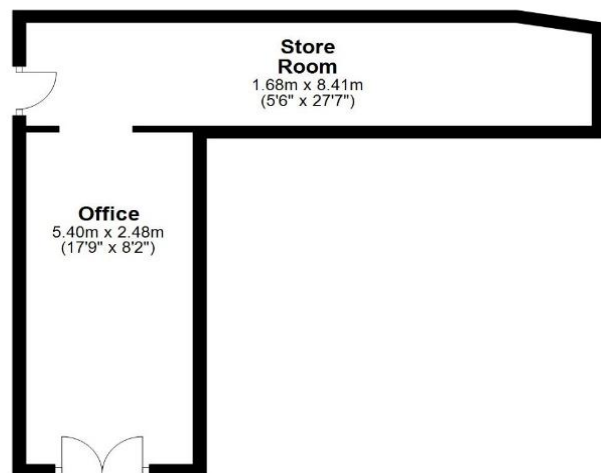




Ground Floor
Approx. 68.0 sq. metres (731.8 sq. feet)



Second Floor
Approx. 27.7 sq. metres (297.8 sq. feet)



First Floor
Approx. 53.0 sq. metres (571.0 sq. feet)



Third Floor
Approx. 11.8 sq. metres (126.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 160.4 sq. metres (1727.0 sq. feet)