

Castle Close, Bramber, Steyning

Offers Over **£800,000**

Jacobs | Steel









Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Private Garage With Motorised Up And Over Door
- Off Road Parking For Four Vehicles
- Ensuite Bedroom
- South West Rear Garden to Two Sides
- Generous Corner Plot Location
- Modern Family Bathroom With Separate Shower
- Modern Open Plan Double Aspect Kitchen/Dining Room
- Double Aspect Spacious Lounge
- Three Double Bedrooms
- Private Road Forming Part Of An Exclusive Cluster Of Just Four Bungalows

We are delighted to offer for sale this beautifully presented and extended three bedroom detached bungalow, offering a rare and exciting opportunity to acquire this unique home situated withing this private location being within a short walk of the historic Bramber Castle.

Situated just off of Castle Lane being a little over 100yards of Bramber Castle and just over half a mile of access to the River Adur. Local shops can be found just across the River and Steyning with good shops and schools is just under a mile away. The village lies at the bottom of the South Downs National Park about five miles from the coast at Shoreham-by-Sea with its main line railway station to London Victoria, Brighton and Worthing.





Double glazed frosted glass composite front door into:-

ENTRANCE PORCH Comprising coir matting, single light fitting, obscure glass wooded door through to:-

SPLIT LEVEL ENTRANCE HALL Comprising lvt flooring, wall mounted school radiator, single light fitting.

DOUBLE ASPECT BEDROOM ONE North and West aspects. Comprising three pvcu double glazed windows, wall mounted school radiator, two built in storage cupboards, carpeted flooring, recessed spotlights, coving.

ENSUITE BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted blind, wall mounted school radiator, carpeted flooring, built in storage cupboard, single light fitting, door to:-

ENSUITE SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, step in shower cubicle with integrated shower, low flush wc, hand wash basin with vanity unit below, ladder style heated towel rail, recessed spotlights, extractor fan, tiled flooring.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, wall mounted school radiator, range of built in wardrobe cupboards, single light fitting, carpeted flooring.

FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle with integrated shower being fully tiled. Panel enclosed bath with mixer tap and tiled surround, low flush wc, hand wash basin with vanity unit below, contemporary heated towel rail, tiled flooring, recessed spotlights, extractor fan.

MODERN OPEN PLAN DOUBLE ASPECT KITCHEN/ BREAKFAST ROOM East and South aspects. Benefitting from Lvt flooring throughout with underfloor heating. Comprising pvcu double glazed bow window, high ceilings, two further pvcu double glazed windows, fitted extensive range of contemporary cupboards and drawers, work top with inset one and a half bowl butler style sink having contemporary mixer tap. Matching upstand, built in eye level double oven, integrated dishwasher, space for American style fridge/freezer. Separate island/breakfast bar with inset induction hob with built in extractor fan. Breakfast bar area with seating for four having three pendant lights over. Door to utility room.

MODERN OPEN PLAN DOUBLE ASPECT LOUNGE/ DINING ROOM South and West aspects. Benefitting from Lvt flooring throughout with underfloor heating. Comprising pvcu double glazed windows with integral blinds, aluminium framed double glazed triple track slide doors out to rear garden, feature double glazed ceiling lantern, high ceilings, recessed spotlights.

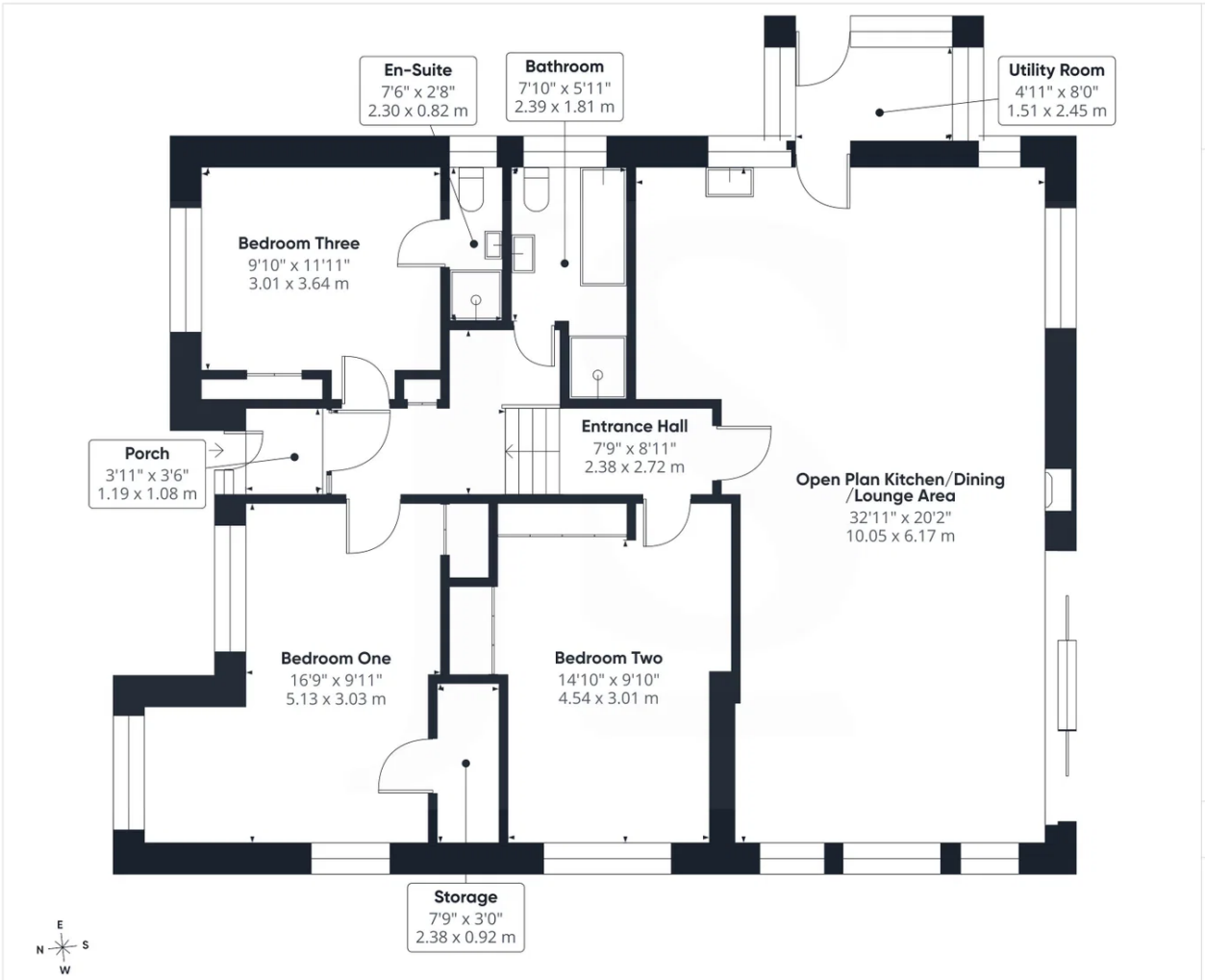
UTILITY ROOM Comprising pvcu double glazed windows, polycarbonate roof, tiled flooring, space and plumbing for washing machine and tumble dryer, wall mounted light.

FRONT GARDEN Large block paved area providing off street parking, block paved path to front door, shingle areas for plant pots and shrubs, tarmac area providing further off street parking area leading to garage. Outside light, gate to rear garden, various mature shrubs and plants.

FEATURE SOUTH/WEST REAR GARDEN Comprising large paved patio area leading onto large lawn area, timber built shed, tiered flower beds, steps up to side gate leading to front, outside tap, outside light, external power points, variety of mature trees, shrubs and bushes.

GARAGE Comprising motorised up and over door benefitting from power and lighting.

N.B. Under the Estate Agents Act 1979, we advise that the vendor is an employee of Jacobs Steel and Company Limited.



Approximate total area(1)

1373 ft²

127.4 m²

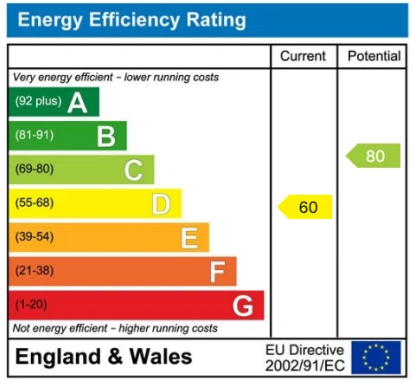
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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