



53 | Laines Road | Steyning | West Sussex | BN44 3LL

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £475,000-£500,000 | Freehold



- Immaculately presented 3 bedroom end of terrace house.
- Extended and fully modernised since 2018
- Superb kitchen/diner with bi-folds to garden
- Separate living room
- Very large secure rear garden with lawn, play area, shed, garage and hard stand.
- Off-street parking to rear and potential to have parking at front (subject to consents).
- New bathroom and kitchen 2019
- Rewired and new heating & plumbing 2018

Description

A beautifully presented end of terrace house boasting a fantastic kitchen extension, large garden and quiet residential location. Originally built by Frank Duke in the 1930's, this 3 bedroom house has been renovated and extended by the current owners.

A large extension was added with bi-fold doors to the garden and two roof lanterns to make a light, bright and spacious kitchen. There are new units with solid wood worktops to compliment the floorboards which are a fixture of original and reclaimed boards. The kitchen comes equipped with a Rangemaster cooker and LG American style fridge/freezer. The floor extends into the living room via a large square opening. Upstairs, there are three bedrooms and a luxury bathroom again installed 2019.

The house was rewired, re-plumbed with new boiler, re-plastered and completely redecorated.

Outside, the front garden was created as a natural wild garden while at the rear the large long garden has several areas including a new deck (2024), lawn with fruit trees, children's play area, further lawn, large wooden shed, garage with electric up and over door, rear office/hobby room and off-street parking.

Location

what 3 words : [///firelight.coping.remaking](#)

Laines Road runs off Newham Lane which leads from the High Street to the South Downs via Sheep Pen Lane, and being 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.

Information

Property Reference: HJB02918

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

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

Local Authority: Horsham District Council

Council Tax Band: 'C'

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

From our Steyning office, proceed in an Easterly direction along the High Street, turn right at the White Horse Public House up Sheep Pen Lane. Where the road forks continue straight on into Newham Lane, and Laines Road will be found as the sixth road on the left hand side and the house is on the left.

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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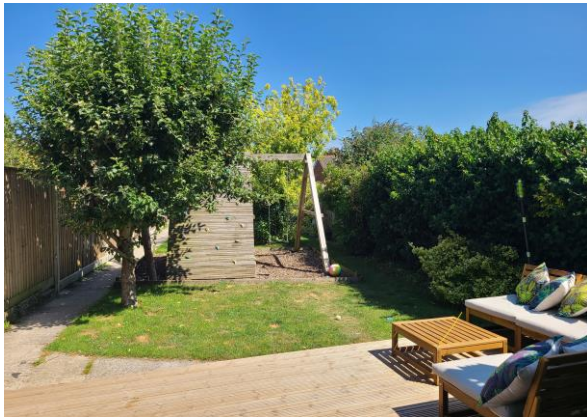
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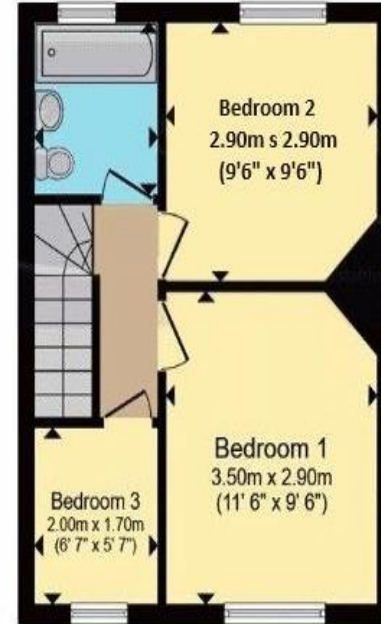
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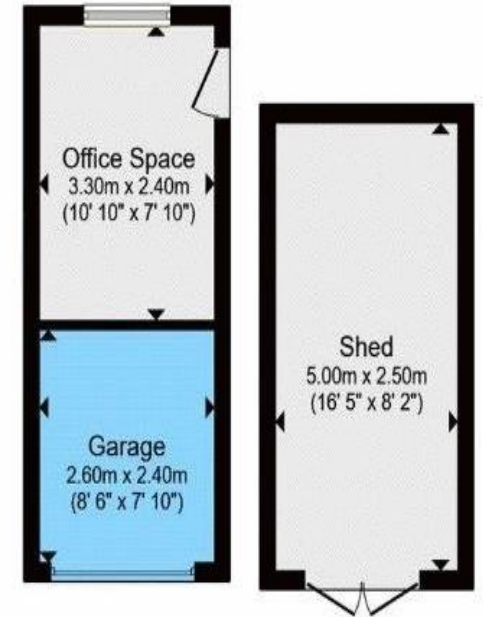




Ground Floor



First Floor



Outbuilding

Total floor area 103.6 m² (1,115 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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