





## Steypning, BN44 3GB

**Guide price £395,000**

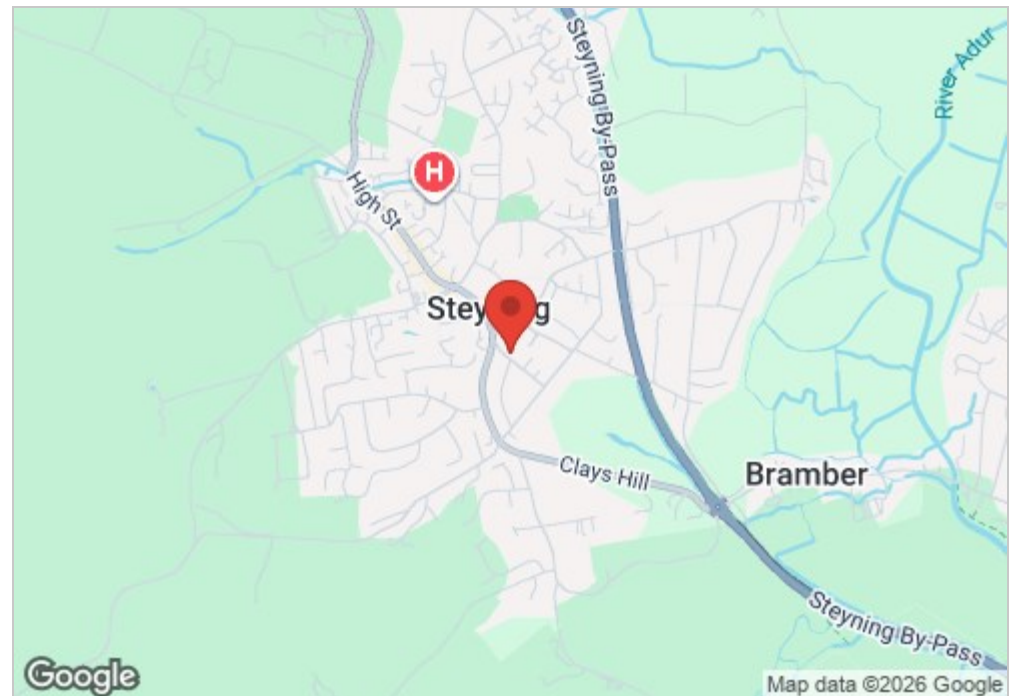
Situated in the charming area of College Hill, Steyning, this delightful maisonette apartment offers a perfect blend of comfort and scenic beauty. Spanning an impressive 1,066 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The separate kitchen is thoughtfully designed, offering functionality and ease for culinary enthusiasts.


One of the standout features of this property is its south-facing front garden, which not only bathes the home in natural light but also provides a lovely outdoor space to enjoy the picturesque countryside views.

The location itself is a significant draw, with the quaint village of Steyning offering a range of local amenities, shops, and schools, all within easy reach. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle that combines the tranquility of countryside living with the convenience of village life.

In summary, this charming house on College Hill is a rare find, offering spacious living, beautiful views, and a fantastic location. It is a perfect choice for anyone looking to settle in a peaceful yet vibrant community.

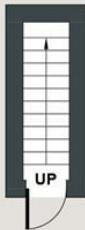


- Share of freehold
- Three Bedrooms
- Separate kitchen
- Great Location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		55	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

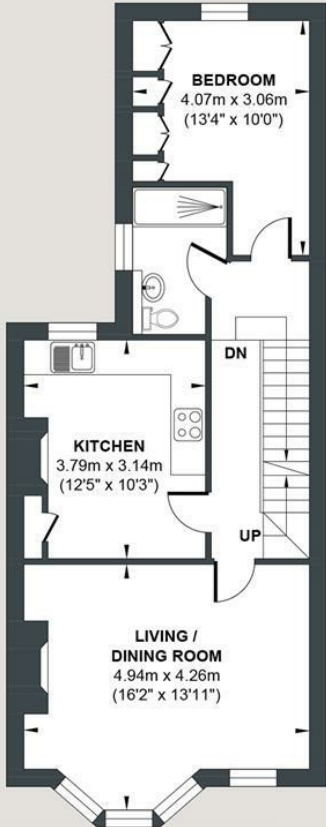
# COLLEGE HILL

Approx. Gross Internal Floor Area 98.91 sq m / 1064.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



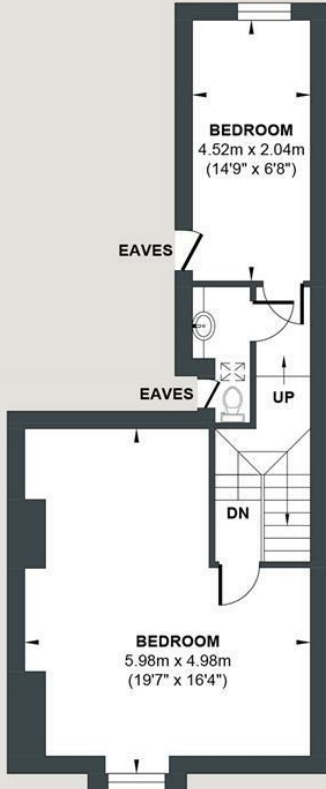
GROUND FLOOR

**Approximate Floor Area**  
23.57 sq ft  
(2.19 sq m)



FIRST FLOOR


**Approximate Floor Area**  
590.83 sq ft  
(54.89 sq m)




SECOND FLOOR

**Approximate Floor Area**  
450.25 sq ft  
(41.83 sq m)

**N**





All measurements are approximate

