



Castle View, The Street | Bramber, Steyning | BN44 3WE  
Guide Price £750,000



We are delighted to offer for sale this unique opportunity to acquire this five bedroom semi detached house arranged over three floors situated in this historic town of Bramber



# Key Features

- Off Road Parking For Four Plus Vehicles
- Four Bathroom/Shower Rooms
- Decked Garden With Field & Downland Views
- Open Plan Kitchen Dining Room with Downland Views
- Ensuite Bathroom
- Situated Within The Heart Of Historic Bramber
- Arranged Over Three Floors
- No Ongoing Chain
- Good School Catchment Area
- Separate Lounge



5 Bedrooms



4 Bathrooms



2 Reception Rooms

## INTERNAL

Steps up to:- RAISED EXPOSED PORCH Having sunken spotlights, private front door through to:-

SPACIOUS ENTRANCE HALL Comprising engineered oak wood flooring with underfloor heating, sunken spotlights, wall mounted heating control panel, understairs storage cupboard.

GROUND FLOOR SHOWER WET ROOM Comprising low flush wc, contemporary hand wash basin, integrated shower with shower attachment, sunken spotlights, fully tiled walls, tiled flooring, extractor fan.

SEPARATE LOUNGE South aspect. Comprising pvcu double glazed window with fitted blinds, engineered oak wood flooring with underfloor heating, sunken spotlights, wall mounted heating control panel.

OPEN PLAN MODERN KITCHEN/DINING ROOM East and North aspect. Comprising pvcu double glazed window with fitted blinds, solid granite work surfaces with cupboards below, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, matching integrated wine cooler, matching integrated dishwasher and over/cooker, inset five ring gas hob with extractor fan over, granite splashbacks, engineered oak wood flooring with underfloor heating, door through to:-

UTILITY CUPBOARD Comprising roll edge laminate work surfaces with cupboard below, wall mounted electric meter, sunken spotlight, extractor fan.

OPEN PLAN DINING AREA Benefitting from impressive field and Downland views. Comprising full width aluminium framed bi-folding doors, engineered oak wood flooring with underfloor heating, sunken spotlights, integrated sound system. Leading out onto raised deck area.

SPACIOUS FIRST FLOOR LANDING Comprising wall mounted school radiator, sunken spotlights, wall mounted heating control panel, understairs storage cupboard, LED lighting.

ENSUITE BEDROOM ONE South aspect. Comprising two pvcu double glazed windows with fitted blinds, two school radiators, built in mirrored wardrobes with hanging rail and shelving, further built in cupboard with hanging rail and shelving, door to:-

ENSUITE SHOWER WET ROOM Comprising integrated shower with shower attachment, contemporary hand wash basin with vanity unit below, low flush wc, smoked glass pvcu double glazed window, fully tiled walls, tiled flooring, sunken spotlights, wall mounted heated towel rail.

BEDROOM TWO Benefitting from impressive field and Downland views. North aspect. Comprising pvcu double glazed window with fitted blind, fitted mirrored wardrobe with hanging rail and shelving, school radiator.

BEDROOM THREE Benefitting from impressive field and Downland views. North aspect. Comprising pvcu double glazed window with fitted blind, school radiator, built in mirrored wardrobe with hanging rail and shelving.

FIRST FLOOR FAMILY BATHROOM East aspect. Comprising smoke glass pvcu double glazed window, panel enclosed bath having an integrated shower with shower attachment, low flush wc, contemporary hand wash basin with vanity unit below, wall mounted heated towel rail, sunken spotlights, fully tiled walls, tiled flooring.

## INTERNAL continued...

SPACIOUS SECOND FLOOR LANDING Comprising velux double glazed window, sunken spotlights, airing cupboard housing wall mounted Worcester boiler and hot water tank, sunken spotlights, wall mounted ladder style radiator, opening to:-

SECONDARY HALLWAY/OPEN PLAN STORAGE SPACE

SHOWER ROOM West aspect. Comprising double glazed velux window, shower cubicle having an integrated shower with shower attachment being fully tiled, contemporary hand wash basin with vanity cupboard below, low flush wc, wall mounted heated towel rail, tiled walls and flooring, extractor fan, sunken spotlight.

BEDROOM FOUR Benefitting from impressive field and Downland views. North and West aspect. Comprising double glazed velux window with fitted blind, pvcu double glazed window with fitted blind, school radiator, eaves storage space, built in mirrored wardrobe with hanging rail.

BEDROOM FIVE South and West aspect. Comprising double glazed velux window with fitted blind, pvcu double glazed window with fitted blind, built in mirrored wardrobe with hanging rail, school radiator, eaves storage cupboard.

## EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately four vehicles, two external lights, brick cupboard housing wall mounted electric meter, twin socket external power points.

RAISED DECKED AREA & REAR GARDEN With glass balustrade, stepping down on to paved area leading onto lawned area, over looking fields, gate to side access, gate to front house, external power points, external storage cupboard, external lighting, two wall mounted lights.

## LOCATION

Situated just off of the Street in Bramber backing onto the River Adur. Local shops can be found just across the river and Steyning with good shops and schools is about 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.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1804.03 ft<sup>2</sup>  
 167.6 m<sup>2</sup>

**Balconies and terraces**  
 173.84 ft<sup>2</sup>  
 16.15 m<sup>2</sup>

**Reduced headroom**  
 67.38 ft<sup>2</sup>  
 6.26 m<sup>2</sup>

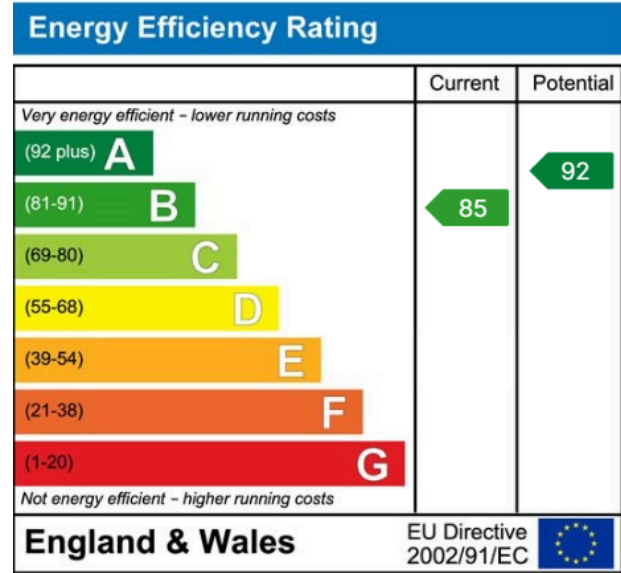
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## Property Details:

Floor area (as quoted by EPC: 1948 sqft)  
 Tenure: Freehold  
 Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.