



## 27 Coombe Drove

**Bramber, Steyning, BN44 3PW**

This four bedroomed detached family home combines traditional build with modern improvements. Enjoying an enviable position within a cul-de-sac of similar properties, it is tastefully decorated and beautifully presented by the current owners. The property offers bright and well-arranged accommodation with a contemporary style and neutral finishes.

**£825,000**

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The main reception room enjoys a dual aspect and is bright and inviting, featuring a log burner with granite hearth and mantel and French doors leading directly to the rear garden and double doors opening into the kitchen and dining room.

The kitchen/dining room has been designed in an L-shaped layout and is fitted with bespoke granite work surfaces, a comprehensive range of cupboards and integrated appliances including induction hob, two ovens, dishwasher, larger fridge and freezer. A separate utility room offers additional storage and plumbing for a washing machine and space for a tumble dryer, whilst providing access to the side of the house.

Upstairs, the galleried landing leads to four bedrooms, all with recessed wardrobes. The main bedroom benefits from an en-suite shower room/W.C. while the remaining bedrooms are served by a stylish family bathroom/W.C. with bath/ shower. A linen cupboard completes the upper floor.

Outside, the property benefits from a generous front garden with a neat lawn and mature hedges along with a driveway providing off-road parking for numerous vehicles and access to the integral double garage, which is fitted with an electric door, power, and lighting. To the rear, the property boasts a beautiful south-facing garden with a paved patio, well-established shrubs, and an established lawn. Beyond an archway framed by lush foliage lies a further garden area, complete with two wooden sheds, offering both charm and practicality.

Steyning is a charming market town at the foot of the South Downs National Park with a range of shops, schools, leisure centre, library and health centre all close at hand. The coast at Shoreham-by-Sea is around five miles away where the nearest mainline station can be found, and there are excellent road links to Worthing, Brighton, Horsham and Crawley. Gatwick Airport and the motorway network are approximately 40 minutes by car.

Under the Estate Agents Act 1979 the vendor of this property is related to a member of staff employed by Austin Gray.



## Floor Plan

# Coombe Drove

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### GROUND FLOOR

Approximate Floor Area  
1101.0 sq ft  
(102.3 sq m)

### FIRST FLOOR

Approximate Floor Area  
616.0 sq ft  
(57.0 sq m)

Approximate Gross Internal Area (Including Garage) = 159.3 sq m / 1717.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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**Council Tax  
Band: F**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| 105-120 kWh/m <sup>2</sup> A                |         |           |
| 81-104 kWh/m <sup>2</sup> B                 |         |           |
| 61-80 kWh/m <sup>2</sup> C                  |         |           |
| 41-60 kWh/m <sup>2</sup> D                  |         |           |
| 21-40 kWh/m <sup>2</sup> E                  |         |           |
| 1-20 kWh/m <sup>2</sup> F                   |         |           |
| 0-1 kWh/m <sup>2</sup> G                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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