



## Kings Stone Avenue, Steyning

- Extended Family Home
- En-Suite To Master
- Through Lounge/Diner
- Approx. 100ft Rear Garden
- EPC: D
- Four Bedrooms
- Stunning Views
- Extended Kitchen
- Private Drive & Integral Garage
- Council Tax Band: C

Price  
**£500,000**  
Freehold

Robert Luff & Co are delighted to offer this spacious and well presented end of terrace family home, enviably located BACKING ONTO OPEN FIELDS with STUNNING VIEWS OVER THE RIVER ADUR & THE SOUTH DOWNS. The GENEROUS ACCOMMODATION comprises: Entrance porch, entrance hall, through lounge/dining room, EXTENDED KITCHEN, first floor landing, three bedrooms and fantastic, classically designed family bathroom, second floor, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM. Outside, there is a superb approx. 100FT REAR GARDEN with play area BACKING ONTO COW FIELDS, ample off street parking to the front and an INTEGRAL GARAGE.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Porch

Double glazed windows and door, double glazed front door to:

### Entrance Hall

Double glazed windows to front, cupboard housing meters, laminate flooring, radiator.

### Lounge/Dining Room 26'4" x 9'10" (8.03m x 3.00m)

Double glazed windows with shutter blinds to front, double glazed patio doors to rear with shutter blinds, fireplace, laminate flooring, TV aerial point, two radiators.

### Kitchen 15'10" x 9' narrowing to 6'4" (4.83m x 2.74m narrowing to 1.93m)

Double glazed window and door to rear. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, space for range cooker with extractor hood above, integrated dishwasher, space & plumbing for washing machine, space for further appliances, door to integral garage.

### First Floor Landing

Double glazed window to side.

### Bedroom Two 12'5" x 10'1" (3.78m x 3.07m)

Double glazed window to rear with stunning views over the Adur Valley and South Downs, radiator.

### Bedroom Three 11'6" x 10'1" (3.51m x 3.07m)

Double glazed window to front, radiator.

### Bedroom Four 7'6" x 6'5" (2.29m x 1.96m)

Double glazed window to front, radiator.

### Bathroom

Double glazed window to rear. Classic style suite comprising: Roll top bath with telephone style mixer tap, pedestal wash hand basin, high flush W.C., part tiled walls, chequerboard tiled floor, column radiator.

### Top Floor Landing

Double glazed window to side.

### Master Bedroom 17'9" x 11'4" narrowing to 9' (5.41m x 3.45m narrowing to 2.74m)

Double glazed windows to rear with stunning views over the Adur valley and the South Downs, storage cupboards, radiator.

### En-Suite

Frosted double glazed window to rear, fully tiled walls, fitted suite comprising: Shower enclosure with wall mounted shower, close coupled W.C., wash hand basin with mixer tap, tiled floor, ladder radiator.

### Outside

#### Rear Garden approx 100' (approx 30.48m)

Patio, lawn, flower beds, play area to rear, backing onto cow fields, fence enclosed.

### Driveway

Block paved driveway and hardstanding to front leading to:

### Garage 17'9" x 8'6" (5.41m x 2.59m)

Power, light, wall mounted combination boiler, internal door from kitchen.



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# Floorplan



Total area: approx. 122.4 sq. metres (1317.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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