Price £500,000 Freehold

# 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

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.

T: 01903 331737 E: lancing@robertluff.co.uk www.robertluff.co.uk



## 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 WC, 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 filed walls, fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, wash hand basin with mixer tap, filed 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.





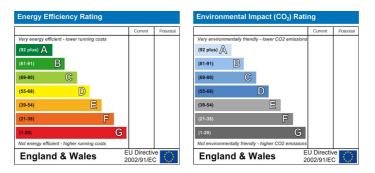




3-7 South Street. Lancing, West Sussex, BN15 8AE T: 01903 331737 E: lancing@robertluff.co.uk www.robertluff.co.uk



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



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

3-7 South Street. Lancing, West Sussex, BN15 8AE T: 01903 331737 E: lancing@robertluff.co.uk www.robertluff.co.uk