



Kings Stone Avenue, Steyning

Price
£500,000
Freehold

- 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.

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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 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 tiled walls, fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, 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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Total area: approx. 122.4 sq. metres (1317.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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