



School Road, Steyning

Offers In Excess Of
£365,000
Freehold

- Extended End Of Terrace Family Home
- Two Further Double Bedrooms
- Open Plan Kitchen/Dining Room
- Fully Insulated Garden Room With Power & Light
- EPC: TBC
- Master Bedroom With Juliet Balcony & Feature Roll Top Bath
- Contemporary Shower Room
- Low Maintenance Garden
- Garage
- Council Tax Band: C

We are delighted to present this EXTENDED end of terrace family home, located in the ever popular Sussex Parish of Upper Beeding. The property, which has been greatly improved by the current owners, comprises: Entrance hall, living room, open plan fitted kitchen/dining room, first floor landing, two double bedrooms, contemporary shower room, second floor, master bedroom with Juliet balcony and feature freestanding roll top bath. Outside, there is a low maintenance rear garden with FULLY INSULATED CABIN/OFFICE and a garage to rear. Viewing Essential - VENDOR SUITED!!

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Accommodation

Front Door

To

Entrance Hall

Stairs rising to first floor.

Lounge 15'8" x 9'7" (4.78m x 2.92m)

Double glazed window to front, feature fireplace, television aerial point, radiator.

Kitchen/Diner 13'9" x 9' (4.19m x 2.74m)

Double glazed windows and door to rear. Range of fitted wall and base level units, fitted worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, space for range cooker, space and plumbing for washing machine & dishwasher, space for fridge/freezer, space for dining table, under stairs larder cupboard.

First Floor Landing

Bedroom Two 11'8" x 11' (3.56m x 3.35m)

Double glazed window to front, two wardrobes, radiator.

Bedroom Three 10' 7'8" (3.05m 2.34m)

Double glazed window to rear, cupboard housing combination boiler, radiator.

Shower Room

Double glazed window to rear, fully tiled walls. Contemporary suite comprising: Shower enclosure with wall mounted shower, vanity unit with inset wash hand basin, close coupled WC, heated towel rail.

Second Floor

Master Bedroom 16'9" x 10'4" (5.11m x 3.15m)

Double glazed doors to rear opening onto Juliet balcony, two Velux windows, feature freestanding double ended bath, radiator.

Outside

Westerly Aspect Rear Garden

Patio, artificial grass, flower beds, side access.

Front Garden

Fence enclosed, lawn.

Garden Office 12' x 6'9" (3.66m x 2.06m)

Fully insulated. Double glazed window and French doors, power & light.

Garage 17'4" x 7'9" max (5.28m x 2.36m max)

Double doors, power & light.



3-7 South Street, Lancing, West Sussex, BN15 8AE

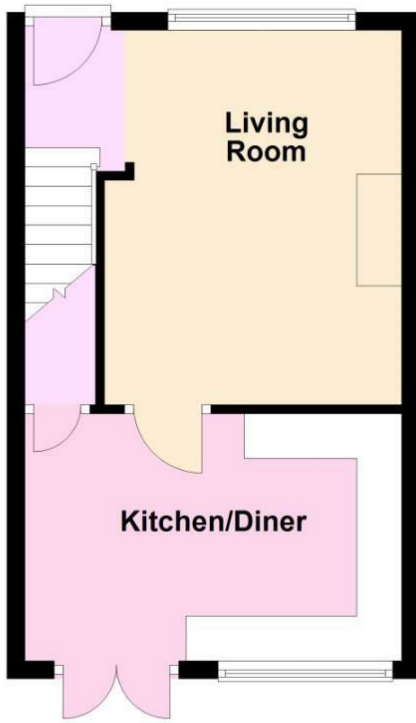
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Floorplan

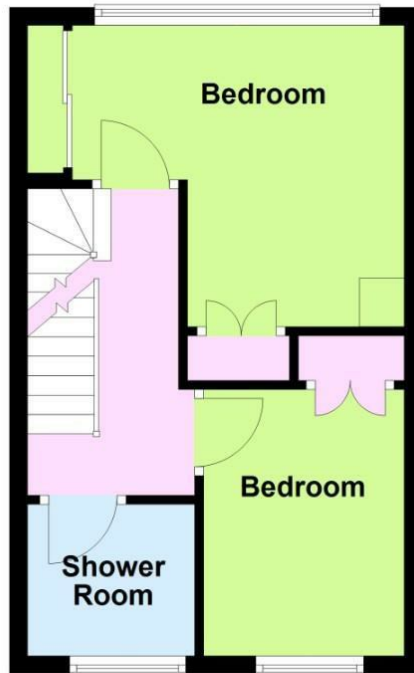
Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



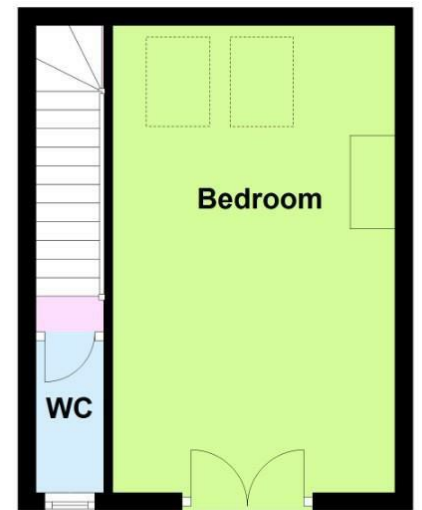
First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Second Floor

Approx. 20.9 sq. metres (225.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.7 sq. feet)

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

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

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.