



Asking Price
£650,000
Freehold

Bowmans Close, Steyning

- Spacious Detached House
- En-Suite To Master
- Extended Kitchen/Breakfast Room
- Ground Floor WC
- EPC: D
- Four Generous Bedrooms
- Impressive Living Accommodation
- Play Room/Office
- Cul-De-Sac location
- Council Tax Band: D

A fantastic opportunity to acquire this INCREDIBLY SPACIOUS detached family home, located in the ever popular Sussex town of Steyning, within walking distance of the High Street with its fine array of independent shops, Co-Op, tea room and public house. Well regarded schools are close by, including Steyning Grammar and Steyning C Of E Primary. The generous accommodation comprises: Entrance hall, ground floor cloakroom, impressive living room opening onto dining room, "L" shaped kitchen/breakfast room, a converted garage proving and office or play room - this could easily be converted back to a garage if desired, first floor, primary bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. Outside, there are attractive gardens and ample off street parking. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Cloakroom

Leaded window to front, close coupled WC, wash hand basin, ladder radiator.

Lounge 18'4" x 12'10" (5.59m x 3.91m)

Leaded box bay window to front, coving, open fireplace, wall lights, radiator.

Dining Room 12'10" x 9'10" (3.91m x 3.00m)

Coving, bi-fold doors to rear, laminate flooring, radiator.

Kitchen 22'4" x 18'1" max (6.81m x 5.51m max)

"L" Shaped. Windows and French doors to rear. Fitted kitchen comprising: Range of fitted wall and base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, wine fridge, integrated dishwasher, space for range cooker, extractor hood, breakfast bar, radiator.

Utility Room 7'10" x 6'7" (2.39m x 2.01m)

Coving, wood work surface with stainless steel sink unit with mixer tap, tiled splash-backs, radiator.

First Floor Landing

Coving, loft access.

Bedroom One 15'1" x 10'6" (4.60m x 3.20m)

Coving, leaded window to front, built in wardrobes, radiator.

En-Suite

Leaded window to front, shower enclosure with wall mounted shower with body jets, over counter wash hand basin with mixer tap, close coupled WC, downlighters, heated towel rail.

Bedroom Two 11'6" x 9'6" (3.51m x 2.90m)

Leaded window to front, coving, wardrobe, radiator.

Bedroom Three 9'6" x 9'2" (2.90m x 2.79m)

Double glazed window to rear, coving, dado rail, built in wardrobes, radiator.

Bedroom Four 9'10" x 8'6" (3.00m x 2.59m)

Double glazed window to rear, coving, wardrobe, radiator.

Family Bathroom

Double glazed window to rear. Fitted suite comprising: Double ended bath with mixer tap and shower attachment, electric shower over, close coupled WC, wash hand basin, part tiled walls, electric shaver point, heated towel rail.

Office/Play Room 15'9" x 9'2" (4.80m x 2.79m)

Coving, laminate flooring, cupboard housing central heating boiler, door to side.

*Could be converted back to a garage as up & over door is still in place.

Outside

Rear Garden

Decking, lawn, hedges, shed, fence enclosed with side access via gate.

Front Garden

Laid to lawn, hedge, tree, bike store to the side.

Parking

Ample parking for two vehicles.

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

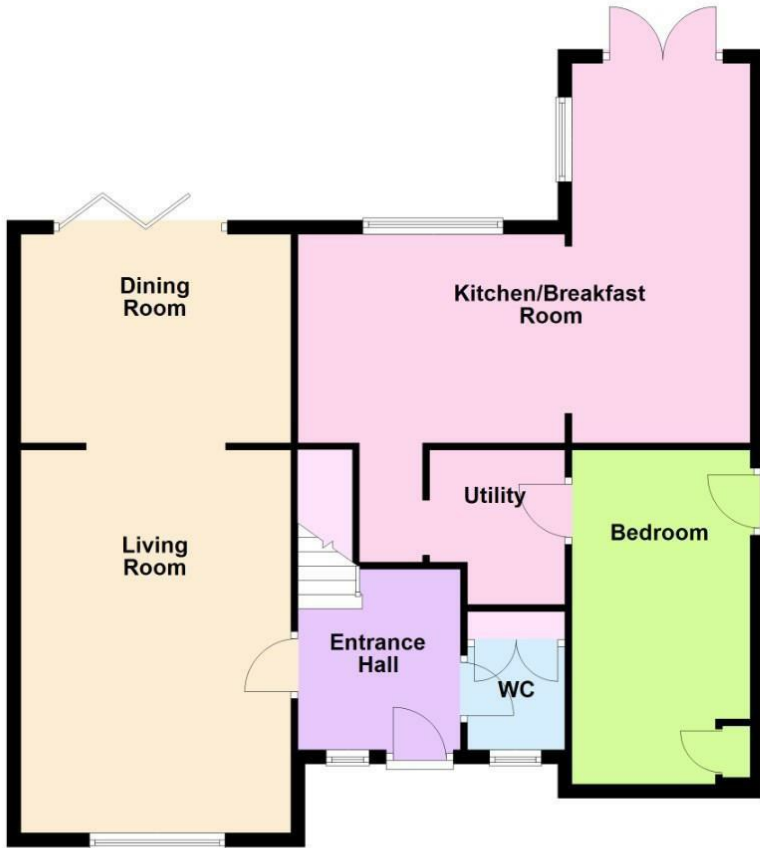
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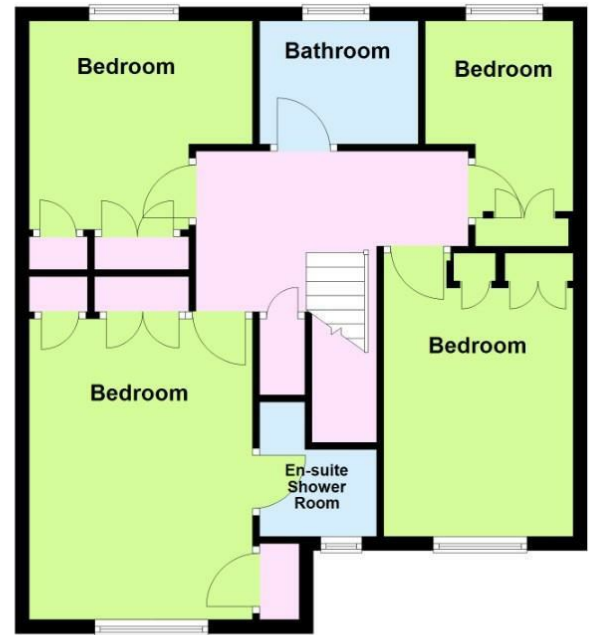


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Ground Floor



First Floor



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.