



Bostal Road, Steyning



Offers Over
£180,000
Leasehold

- Excellent Park Home
- Close To Popular Steyning
- 2 Bedrooms
- Double Glazing and Central Heating
- Over 50's
- Secluded Semi Rural Location
- Good Condition
- Car Port
- Secluded Gardens

Welcome to this charming retirement property located on Bostal Road in the picturesque town of Steyning. This lovely home features 2 bedrooms, perfect for over 50's looking to downsize and enjoy a peaceful retirement.

Situated in a tranquil neighbourhood, this property offers a serene environment for relaxation and leisure. The quaint surroundings of Steyning provide a sense of community and a slower pace of life, ideal for those seeking a peaceful retreat.

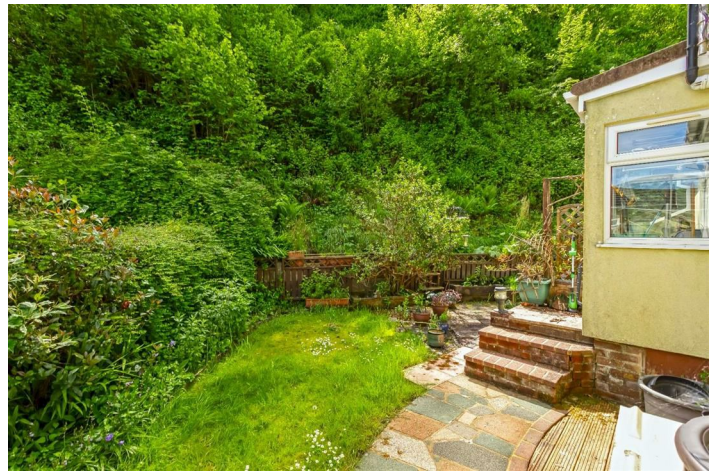
The interior of the property is thoughtfully designed, with a cosy and inviting atmosphere. The 2 bedrooms offer ample space for comfortable living, and the layout is well-suited for easy mobility and convenience.

Located in Steyning, residents can enjoy the beauty of the South Downs National Park, with its stunning landscapes and charming villages. The town itself boasts a rich history and a range of local amenities, including shops, cafes, and restaurants.

Don't miss the opportunity to own this delightful retirement property in Steyning. Embrace a relaxed lifestyle in this beautiful location and enjoy all that this charming town has to offer.

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Accommodation

Entrance Hall

Double glazed front door, storage cupboards.

Lounge/Dining Room 18'10 x 15'8 (5.74m x 4.78m)

Bright double aspect with double glazed windows,, radiator.

Kitchen 9'7 x 9 (2.92m x 2.74m)

Stainless steel one and a half bowl single drainer sink unit, built in cupboards beneath, further range of base cupboards and drawers with work surface above, matching wall mounted cupboards. space for fridge/freezer, space and plumbing for washing machine, gas hob, double glazed window, door to garden.

Bedroom 1 9'6 x 9 (2.90m x 2.74m)

Built in cupboards and drawers, double glazed window, radiator, large wardrobe cupboard, door to:

En Suite WC

Low level WC, wash hand basin, double glazed window.

Bedroom 2 9'7 x 7'4 (2.92m x 2.24m)

Built in wardrobe double glazed window, radiator.

Shower Room

Walk in shower, single drainer sink with cupboards beneath, low level WC, double glazed window, radiator.

Outside

Carport

Private driveway leading to open carport.

Gardens

Lovely secluded garden which is laid mainly to lawn with paved patio area, garden shed

Park Rules

A full set of park rules are available via the agent, however, the main points are:

Residents must be 50+ years old.

No dogs.

One cat is permitted.

Only one car per park home is permitted.



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Floor Plan

Approx. 64.1 sq. metres (690.0 sq. feet)



Total area: approx. 64.1 sq. metres (690.0 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.