



70 Kings Stone Avenue | Steyning | West Sussex | BN44 3FL

FOWLERS
ESTATE AGENTS



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£499,950

A three bedroom detached chalet home occupying this generous corner plot location offered for sale in good order throughout and located within 3/4 mile of SteYning village centre. Internal accommodation comprises: entrance hall, sitting room, dining room, uPVC conservatory, re-fitted kitchen with integrated appliances and a re-fitted shower room. Outside, there are gardens to all sides with off-road parking area and detached garage.

- Detached Chalet Bungalow
- Occupying a generous corner plot
- Extending to 1272sqft
- Three Bedrooms
- Entrance Hall
- Sitting Room
- Dining Room
- uPVC Conservatory
- Re-fitted Kitchen with integrated appliances
- Re-fitted Ground Floor Shower Room
- Gas Fired Central Heating
- Double Glazed Windows
- Detached Garage
- Off-road Parking area
- Viewing recommended
- No Forward Chain

Entrance Double glazed front door to:

Enclosed Entrance Porch 10' 9" x 5' 1" (3.28m x 1.55m) Part glazed door to:

Entrance Hall 11' 8" x 7' 4" (3.56m x 2.24m) Radiator, shelved linen cupboard, built-in cloaks cupboard.

Open Plan Sitting Room 14' 9 into bay" x 14' 5 maximum" (4.5m x 4.39m) Radiator, double glazed leaded light window bay, square archway through to:

Dining Room 10' 1" x 9' 5" (3.07m x 2.87m) Radiator, double glazed French doors leading to:

Conservatory 16' 1" x 9' 0" (4.9m x 2.74m) Of uPVC construction, double doors leading to garden.

Kitchen 12' 1 maximum" x 10' 0" (3.68m x 3.05m) Re-fitted kitchen with range of wall and base units, working surfaces, built-in fan assisted electric oven and four ring hob with extractor over, part tiled walls, stainless steel single drainer sink unit, double glazed door accessing conservatory and windows overlooking rear garden.

Ground Floor Bedroom One 14' 4 into bay" x 13' 3 maximum" (4.37m x 4.04m) Dual aspect double glazed leaded light windows, two radiators.

Ground Floor Bedroom Two/Study 11' 7 maximum" x 9' 3 maximum" (3.53m x 2.82m) Radiator, leaded light double glazed windows, understairs storage cupboard.

Bathroom Re-fitted suite comprising: large walk-in shower with fitted independent shower unit with glass and chrome screen, pedestal wash hand basin, w.c., radiator, double glazed windows, part tiled walls.

Stairs to:

First Floor Landing Door accessing extensive loft space housing combination boiler.

Bedroom Three 12' 5 maximum" x 10' 0 maximum" (3.78m x 3.05m) Being 'L' shaped, radiator, leaded light double glazed windows.

Outside

Parking Off-road parking for several vehicles, leading to:

Detached Garage Up and over door, side access door, window.

Rear Garden Corner plot garden, raised decked seating area, leading to extensive lawned area, flowers and shrub beds, enclosed by fence panelling, greenhouse.

EPC Rating: Band D.





Kings Stone Avenue, Steyning, BN44

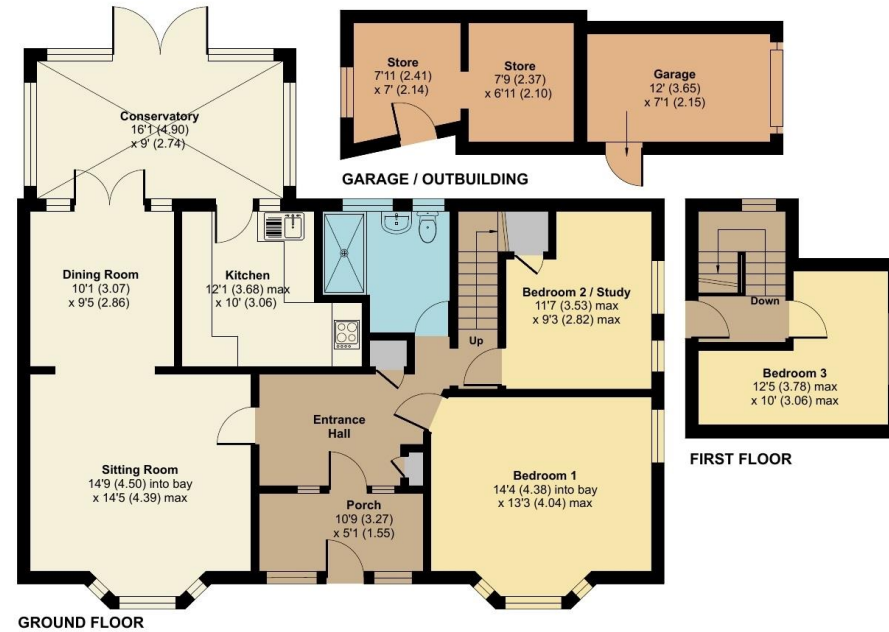
Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 84 sq ft / 7.8 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1462 sq ft / 135.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fowlers Estate Agents. REF: 1363280



"We'll make you feel at home..."



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