



18 | Kings Barn Lane | Steyning | West Sussex | BN44 3YR

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of £500,000 | Freehold



- Lovely detached Bungalow with South facing garden
- Two double bedrooms one with ensuite shower room
- Living room with solid fuel burner and large sliding doors to garden
- Kitchen/breakfast room with modern units
- Spacious hallway with storage
- Detached garage and off street parking
- Excellent condition throughout - extensively refurbished in 2018

Description

A beautifully presented detached two bedroom bungalow with long mature South facing garden in a sought-after residential location. Located on an elevated plot this light and bright property was completely refurbished in 2018 including new roofs, windows, doors and heating plus remodelled to create a more open hallway and ensuite shower room. At the front of the property is a detached garage with electric roller shutter door, light and power. Adjacent to this is a parking space and steps leading up to the front garden which is mainly paved with mature borders. A porch leads into a spacious hallway with lots of storage and large loft hatch. An opening leads into the kitchen/breakfast room which has a good range of modern units and views over the garden and a space for a table. The adjacent living room is dominated by the full wall of large sliding doors giving lots of light and a lovely views of the garden. There is a solid fuel burner and wooden flooring. There are two double bedrooms, one with built in wardrobes and new carpet (November 2022) and the other with an ensuite shower room. A large bathroom has bath with shower over, vanity unit and concealed cistern w.c. At the rear is a lovely south facing garden mainly laid to lawn with patio, pond, two seating areas and a wooden shed. There is a detached brick built utility out building which contains the washing machine and storage.

Location

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Information

Property Reference: HJB02449

Photos & particulars prepared: September 2024 & November 2024 (Ref JW).

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'D'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Directions

From our Steyning Office, proceed toward the mini-roundabout and turn left into Church Street, follow the road past the Church and onwards across the road-bridge (over the bypass) into Kings Barn Lane. The property will be found along on the right hand side.

H.J. BURT Steyning

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Kings Barn Lane, Steyning, BN44

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser.

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