



9 Kings Barn End, Kings Stone Avenue | Steyning | West Sussex | BN44 3FL

**H.J. BURT**  
Chartered Surveyors : Estate Agents

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Guide Price: £225,000 - £250,000 | Leasehold



- Spacious ground floor flat with garden.
- Two double bedrooms
- Kitchen/breakfast room
- Double aspect living room
- Bathroom and separate w.c.
- Double glazed and gas fired central heating
- Garden with lawn, decking and three brick built stores
- No forward chain

## Description

A bright and well-presented two double bedroom ground floor flat with a private garden, set on the Eastern edge of Steyning. The flat offers generously proportioned accommodation, with all rooms accessed from a spacious central hallway. The double-aspect living room is light and airy. The kitchen/breakfast room features a range of modern matt grey finish units, space for appliances, room for a small table and chairs, and outlook over the rear garden. Both bedrooms are comfortable doubles, one of which benefits from built-in wardrobes.

The bathroom is fitted with a white suite, complemented by a separate WC.

Further features include full double glazing and gas-fired central heating via a Vaillant combi boiler.

To the rear is a walled garden, accessed through a side gate and divided into two sections serving this flat and the flat above. The private area includes a lawn, decking, and a raised planting bed. An additional benefit is the provision of three good size, secure brick-built stores, ideal for bicycles and general storage.

Offered for sale with no forward chain and available immediately.

## Location

what 3 words [///intersect.corporate.shuttled](http://intersect.corporate.shuttled)

Kings Barn End is a small development built at the end of Kings Stone avenue and is a collection of flats and houses with open spaces and communal gardens. Kings Stone

Avenue itself is on the Eastern side of Steyning reached via Kings Barn Lane from the centre of the town, there is also a network of twittens to use for walking to the schools and High Street. Close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line/River Adur heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

## Information

Property Reference: HJB03342

Photos & particulars prepared: by H J Burt April & June 2026

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

Maintenance Charges: £1436.40 per annum

Ground Rent: £10 per annum

Lease length: 125 years from 29th April 2002 (101 years remaining)

Managing Agents: Saxon Weald Homes Limited

Local Authority: Horsham District Council

Council Tax Band: 'B'

## Viewing

An internal inspection is strictly by appointment with:

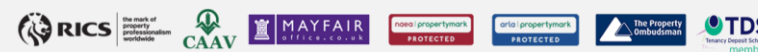
### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



Find us @H.J.Burt

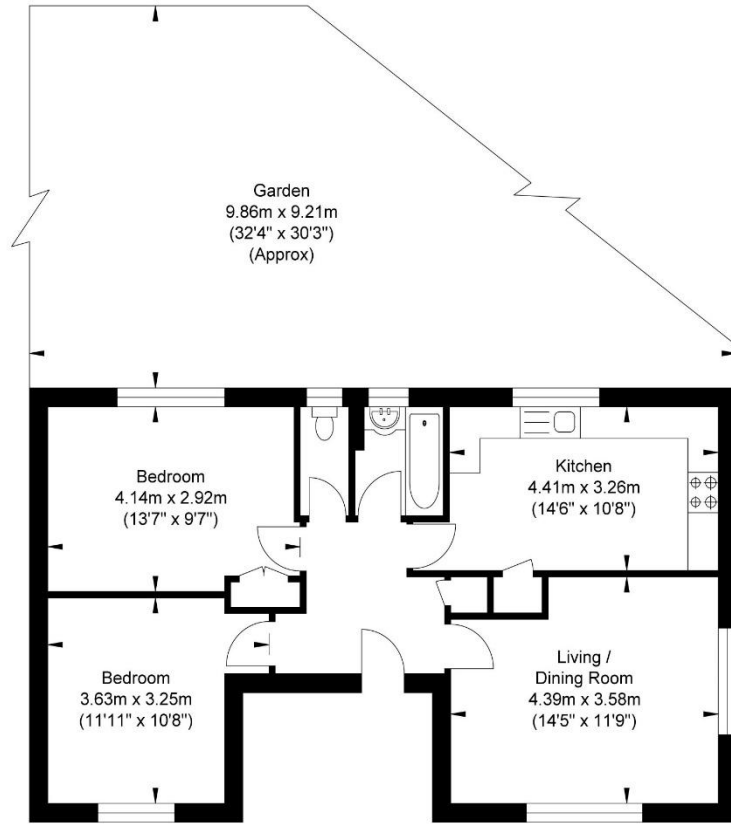


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



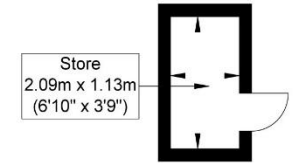


# King Stone Avenue

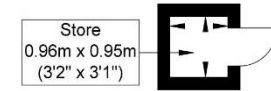


Ground Floor Flat  
Approximate Floor Area  
660.47 sq ft  
(61.36 sq m)

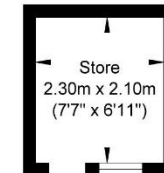
Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Store  
Approximate Floor Area  
25.40 sq ft  
(2.36 sq m)



Store  
Approximate Floor Area  
9.79 sq ft  
(0.91 sq m)



Store  
Approximate Floor Area  
51.98 sq ft  
(4.83 sq m)

Approximate Gross Internal Area (Excluding Stores) = 61.36 sq m / 660.47 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.