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## Description

Robert Luff & Co are delighted to present this incredibly spacious and extended detached chalet, ideally located in ever popular Steyning, just a few minutes' walk from the High street. The impressive accommodation comprises: Entrance hall, living room, fantastic open plan kitchen/diner/family room, utility room, cloakroom, three double ground floor bedrooms, ground floor bathroom, first floor landing, primary bedroom with en-suite wet room, two further double bedrooms and further family bathroom. Outside, there is a good size rear garden, front garden, private driveway and a double garage. VIEWING ESSENTIAL!!

## Key Features

- Incredibly Spacious Detached Chalet
- Three Bathrooms
- Separate Lounge With Open Fireplace
- Utility Room & WC
- EPC: C
- Open Plan Kitchen/Family Room
- Six Bedrooms
- Double Garage & Ample Parking
- Generous Gardens
- Council Tax Band: E



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### Location

Nestled in quiet Penfold Way, this charming property offers a rare opportunity to enjoy life in the heart of Steyning, a picturesque market town in West Sussex. Steyning is renowned for its stunning South Downs backdrop, historic architecture, and vibrant community atmosphere. Residents benefit from excellent local amenities, including independent shops, cosy cafés, traditional pubs, and highly regarded schools, all within walking distance. Outdoor enthusiasts will love the abundance of scenic walking and cycling routes, while convenient transport links provide quick access to surrounding Towns & Villages. Perfectly combining countryside serenity with modern convenience, this location is ideal for those seeking a peaceful yet well-connected lifestyle.

### Inside

This spacious six-bedroom chalet bungalow offers versatile accommodation ideal for family living. The ground floor features three generously sized bedrooms, a modern family bathroom, and a bright, open-plan kitchen/diner with patio doors leading to the garden—perfect for entertaining. A separate lounge provides a cosy retreat, while a practical utility room adds convenience. Upstairs, you'll find three further bedrooms, including a master with an en-suite shower room, plus an additional family bathroom. With ample space throughout and plenty of potential to put your own stamp on, this property combines comfort and flexibility in a sought-after location.

### Outside

The property boasts an impressive L-shaped wraparound garden, predominantly laid to lawn and enjoying a desirable south and west-facing aspect, perfect for making the most of the sunshine throughout the day. A charming low-wall enclosed patio area provides an ideal spot for outdoor dining or relaxing, while the generous plot offers plenty of space for children to play or for keen gardeners to create their dream landscape. To the front, a private driveway leads to a detached garage, ensuring ample parking and storage.

### Lifestyle

This home offers a lifestyle of flexibility & comfort. For families, the generous six-bedroom layout provides space for everyone, with open-plan living areas perfect for gatherings & a large garden ideal for play & outdoor entertaining. Those seeking single-level living will appreciate the convenience of three ground-floor bedrooms & a family bathroom, while upstairs offers private space for guests or growing children. The wraparound garden & patio invite relaxed summer evenings, and the detached garage and driveway add practicality. With room to personalise and make it your own, this property is more than a house—it's a home that adapts to your life.

### Reception Hall

Double glazed window and front door, coving, Karndean flooring, understairs cupboard, radiator.

### Lounge

**5.72m x 3.35m (18'9" x 11')**

Double glazed window to front, coving, open fireplace, TV point, radiator.

### Kitchen/Diner/Family Room

**8.28m x 8.53m max narrowing to 6.86m (27'2" x 28' max narrowing to 22'6")**

Double glazed windows, bi-fold doors and patio doors to garden. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, range cooker with extractor hood over, integrated dishwasher and fridge/freezer, stack of drawers. Karndean flooring, radiator, TV point.

### Utility Room

**2.31m x 1.75m (7'7" x 5'9")**

Double glazed back door. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, extractor fan.

### WC

Close coupled WC, pedestal wash hand basin, ladder radiator.

### Bedroom

**3.45m x 3.84m (11'4" x 12'7")**

Double glazed window to front, coving, radiator.

### Bedroom

**3.48m x 3.05m (11'5" x 10')**

Double glazed window to rear, coving, radiator.

### Bedroom

**4.88m x 2.39m (16' x 7'10")**

Double glazed windows to front & side, coving, wardrobe, radiator.

### Bathroom

Fully tiled walls. Fitted suite comprising: Panel enclosed bath with shower over, pedestal wash hand basin, close coupled WC, tiled floor, ladder radiator.

### First Floor Landing

Double glazed dormer window to front with countryside views, Velux window to rear.

### Primary Bedroom

**5.44m x 4.37m (17'10" x 14'4")**

Double glazed windows to rear & side, radiator.

### En-Suite Wet Room

Velux windows to side. Fully tiled walls & floor, shower, close coupled WC, wash hand basin, downlighters, ladder radiator, extractor fan.



**Bedroom****4.70m x 3.96m (15'5" x 13')**

Double glazed window to rear, Velux window to front, radiator. Loft access, wall mounted central heating boiler & hot water tank.

**Bedroom****4.27m x 3.45m (14' x 11'4")**

Double glazed window to front, Velux window to rear, radiator.

**Bathroom**

Velux window to side. Downlighters. Fitted suite comprising: Panel enclosed bath with shower over, close coupled WC, pedestal wash hand basin, shaver point, tiled walls & floor, ladder radiator.

**Southerly Aspect Garden**

Patio entertainments area, mainly laid to lawn with various plants & shrubs, side access.

**Double Garage**

Up & Over door.

**Private Driveway**

Ample parking for several vehicles.



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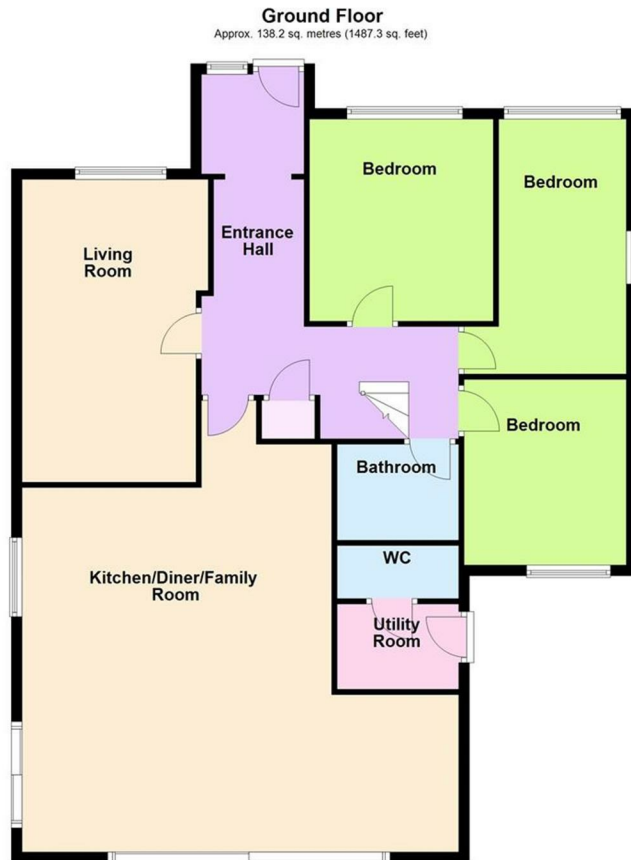
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## Floor Plan Penfold Way



Total area: approx. 223.8 sq. metres (2408.7 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

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