



PEAR
PROPERTIES

South Ash, Steyning
Steyning

Offers Over £315,000



South Ash

Steyping

Beautifully presented two-bedroom end terrace with modern kitchen, stylish decor, landscaped garden, patio, off-road parking, and spacious open-plan living. Ideal for comfortable, practical living. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Style End Of Terrace House
- Off Road Parking For 2 Cars
- Modern Kitchen/Dining Room
- Enclosed Garden With Side Access
- Large Master Bedroom
- Quiet Position At The End Of The Close
- Ideal First Time Buyer Or Downsize
- Vendors Buying A Chain Free Property
- Please Take a Look At Our Virtual Tour
- Popular Steyping Location, 10 Minute Walk To Village High Street



Living Room

14' 2" x 11' 5" (4.32m x 3.49m)

Front door in to spacious living room with stairs leading to first floor and door opening to kitchen.

Kitchen

14' 2" x 8' 11" (4.33m x 2.72m)

Modern fitted kitchen comprising a range of wall and base units and drawers with space for appliances, breakfast bar area, space for bistro dining table and chairs, spacious under stairs storage cupboard. Door leading to rear garden.

Landing

9' 2" x 2' 10" (2.80m x 0.87m)

Bedroom 1

11' 6" x 10' 11" (3.51m x 3.34m)

Spacious double bedroom with window overlooking the front.

Bedroom 2

9' 0" x 7' 3" (2.75m x 2.22m)

Further good size bedroom with window overlooking the rear.

Bathroom

6' 7" x 5' 10" (2.01m x 1.77m)

Fully tiled white suite comprising bath with shower over, vanity sink unit with storage cupboard beneath, WC, mirrored wall cabinet.



GARDEN

Enclosed and private rear garden, mainly laid to lawn with a covered patio and a gate offering side access.

OFF STREET

2 Parking Spaces

Allocated area offering parking for 2 cars.



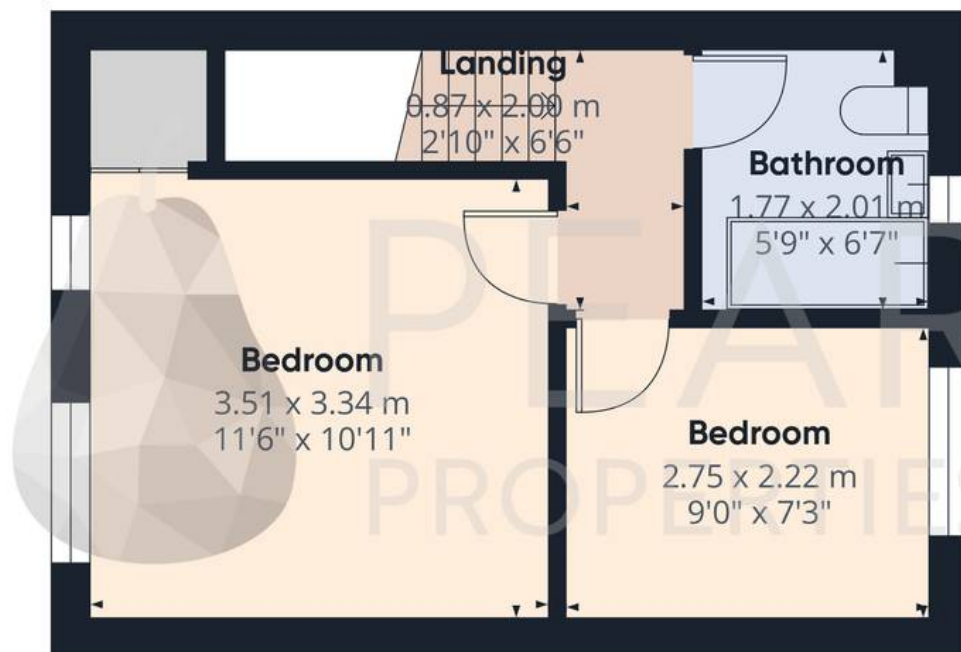


Ground Floor

Approximate total area⁽¹⁾

51.2 m²

552 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk