



Shooting Field, Steyning

£250,000
Leasehold

- Garden Flat
- Two Double Bedrooms
- Private Garden
- Gas Central Heating & Double Glazing
- EPC: C
- Located At End Of No Through Road
- Home Office Nook
- Parking
- Popular Steyning Location
- Council Tax Band: B

Robert Luff & Co are delighted to present this incredibly spacious two double bedroom flat with private garden and parking in the popular Sussex town of Steyning. The High Street with its fine array of local shops, cafe & public house is just over half a mile radius and Steyning C Of E Primary School is just a few minutes' walk. The generous accommodation comprises: Own front door, stairs to landing with loft access, home office nook, 15ft living room, fitted kitchen with integrated appliances, two double bedrooms and bathroom. Outside, there is an enclosed, low maintenance rear garden with seating area and an allocated parking space. VIEWING A MUST!

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Accommodation

Entrance Hall
Own front door. Stairs to first floor.

Landing
Double glazed window, loft access, storage cupboard, radiator.

Office Nook
Space for desk.

Living Room 15'6" x 10'10" (4.72m x 3.30m)
Coving, double glazed windows to rear & side, wood effect flooring, radiator.

Kitchen 13'10" x 7' (4.22m x 2.13m)
Double glazed windows to front & side. Range of fitted wall & base level units, wooden worksurfaces incorporating single drainer sink unit with mixer tap, fitted electric oven, gas hob & extractor hood, space & plumbing for washing machine & dishwasher, space for fridge/freezer, wall mounted combination boiler.

Bedroom One 11'2" x 10'9" (3.40m x 3.28m)
Double glazed window to rear, radiator.

Bedroom Two 12'10" max narrowing to 7'7" x 10'2" (3.91m max narrowing to 2.31m x 3.10m)
Double glazed window to rear, radiator.

Bathroom
Double glazed window to front. Fitted suite comprising: Panel enclosed bath, close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

Outside

Rear Garden
Fence enclosed, access via gate, shingle area, seating area.

Parking
One allocated space & visitor parking opposite.

Lease, Outgoings & Information
Lease: 106 years remaining.

Agents Note
The price advertised is for 100% of the property - It is also possible to purchase this property on a shared ownership basis. Please contact us for further info.

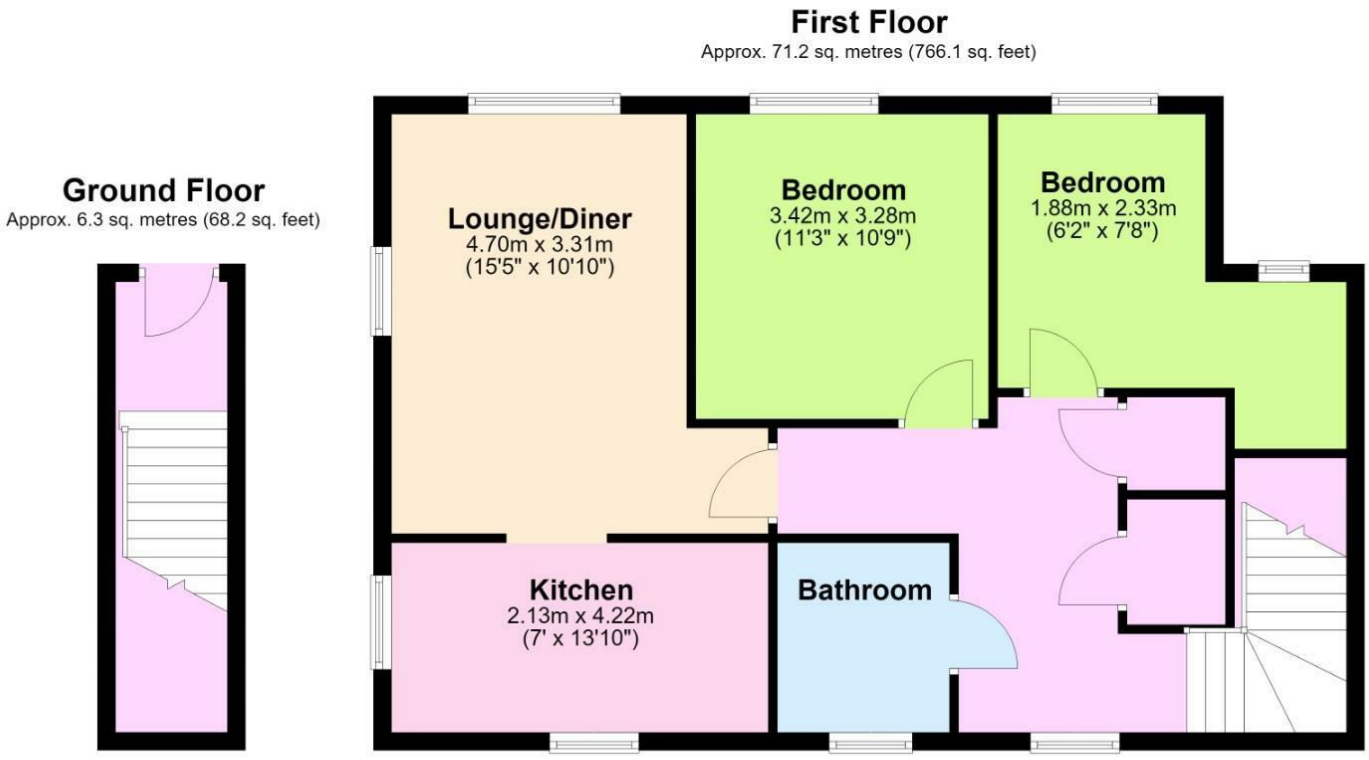




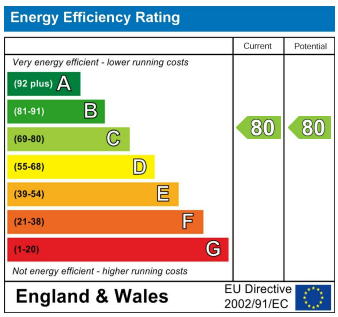


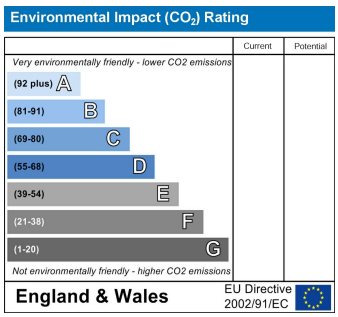
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Floorplan



Total area: approx. 77.5 sq. metres (834.3 sq. feet)





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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