44 Kings Stone Avenue | | Steyning | BN44 3FJ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £550,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED DETACHED BUNGALOW. THE PROPERTY BENEFITS FROM VIEWS OF THE SOUTH DOWNS AND IS CLOSE TO RURAL WALKS, WITH AN ARRAY OF AMENITIES AND SCHOOLS WITHIN CONVENIENT REACH. THE PROPERTY BENEFITS FROM AN ENTRANCE VESTIBULE, 18' DUAL ASPECT LOUNGE, 11' DINING ROOM, TWO DOUBLE BEDROOMS, 16' MODERN KICHEN, MODERN SHOWER ROOM, SEPARATE CLOAK ROOM, 49' FRONT GARDEN, 17' GARAGE AND OFF ROAD PARKING SPACE, 48' WEST FACING REAR GARDEN AND OUTSIDE GARDEN ROOM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE VESTIBULE
- 18' DUAL ASPECT LOUNGE
- 11' DINING ROOM
- 16' MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- SEPARATE CLOAK ROOM
- 49' FRONT GARDEN
- 48' WEST FACING REAR GARDEN
- 17' GARAGE + PARKING SPACE

Part frosted leaded double glazed front door to:

ENTRANCE VESTIBULE
6'9" x 4'11" (2.08 x 1.50)
Two frosted floor to ceiling double glazed windows, ' KARNDEAN ' flooring, wall mounted ' LEVANTE ' electric heater, spot lighting.

Pine door off entrance vestibule to:

CLOAKROOM
Comprising low level wc, wash hand basin with contemporary style mixer tap, double doored storage cupboard under, electric heater, frosted double glazed windows to the side, ' KARNDEAN ' flooring, spot lighting, extractor fan.

Pine door off entrance vestibule to:

LOUNGE
18'8" x 16'11" (5.70 x 5.16)
Having a dual aspect, double glazed windows with plantation style shuttering to the front having an easterly aspect with glimpses of The South Downs, double glazed windows and sliding door to the rear having a westerly aspect, feature Danish ' TERMATECH T20 5 KILOWATT ECO DESIGN ' wood burner with tiled hearth, two double panelled radiators, ' KARNDEAN ' flooring, spot lighting.

Pine door off lounge to:

DINING ROOM
11'11" x 8'7" (3.65 x 2.62)
Double glazed windows to the rear having a westerly aspect, double panelled radiator, ' KARNDEAN ' flooring, spot lighting.

Archway off dining room to:

KITCHEN
16'1" x 7'10" (4.92 x 2.40)
Comprising Butler sink with contemporary style mixer tap, granite worktop, slow closing storage cupboard under, pull out spice rack to the side, matching granite backsplash, matching adjacent worktop with inset ' BOSCH ' three ring electric hob, matching range of slow closing drawers and storage cupboards under, granite backsplash with tiling over, complimented by matching wall units over with under counter lighting, ' ELICA ' built in extractor hood with downlighting, two built in ' STOVES ' electric ovens to the side, storage cupboards under and over, two pull out storage units to the side, storage cupboards to the side with shelving, further matching granite worktop, corner carousel unit under, free standing ' BOSCH ' dishwasher to the side, free standing ' BOSCH ' washing machine to the side, granite backsplash with tiling over, complimented by matching wall units over with under counter lighting, microwave display shelf to the side, display shelf over, storage cupboard to the side housing ' BOSCH ' wall mounted gas fired boiler, storage cupboard over, free standing ' HOTPOINT ' fridge/freezer, double panelled radiator, double glazed window and part double glazed door giving access to the courtyard, double galzed windows to the rear having a westerly aspect, tiled flooring, spotlighting.

Pine door off dining room to:

HALL
Part double glazed door giving access to the rear garden, tiled flooring, spotlighting.

Pine door off hall to:

SHOWER ROOM
Being part tiled, comprising step in shower cubicle with built in shower with rainfall style shower head with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, display shelf over, double medicine cabinet with mirrored doors, frosted double glazed windows, built in triple doored storage cupboard with shelving, tiled flooring, double panelled radiator, spotlighting.

Pine door off lounge to:

BEDROOM 1
12'4" x 11'6" (3.77 x 3.51)
Into bay, double glazed windows with plantation style shuttering to the front having an easterly aspect with glimpses of The South Downs, three built in double doored wardrobes with hanging and shelving space, double panelled radiator, ' KARNDEAN ' flooring, spot lighting.

Pine door off lounge to:

BEDROOM 2
12'4" x 10'10" (3.76 x 3.32)
Double glazed windows to the side, double panelled radiator, ' KARNDEAN ' flooring, access to loft storage space.

FRONT GARDEN
49'2" x 33'6" (15.00 x 10.23)
Having an easterly aspect, views of The South Downs, raised shingle area enclosed by hedge, flowers and shrubs, side gates giving access to either side of the property, patio slab pathway to the front door, off road parking space with access to:

GARAGE
17'2" x 8'9" (5.25 x 2.67)
With electric up and over door, power and lighting, housing electric meter, electric trip switches.

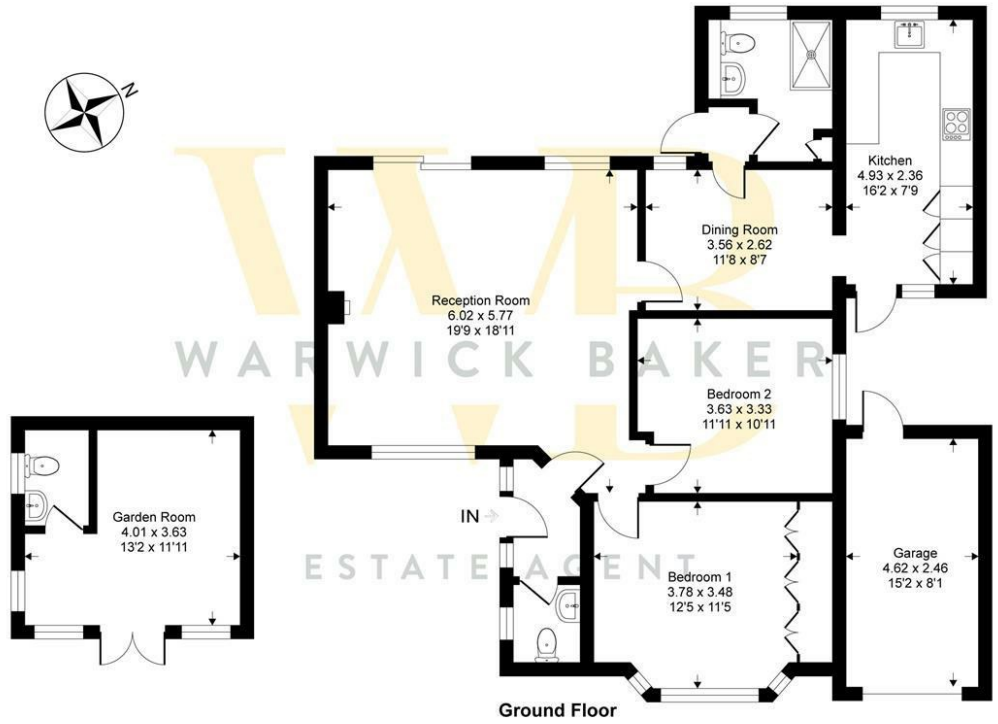
Door giving access to:

COURTYARD
Laid to patio, passageway leading to:

REAR GARDEN
44'3" x 48'10" (13.50 x 14.89)
Having a westerly aspect, lower patio slab area with rockery area and water feature, nine steps up to lawned area, glass green house, Hebe bush, Bay tree, Honeysuckle, Clematis, Eucalyptus tree, variety of miniature Tulips and Daffodils, raised decked area, all enclosed by fencing to three sides, with free standing detached garden room 4.03 x 3.06 (13'2" x 11'9") double glazed windows and twin French doors to the front having an easterly aspect with views of The South Downs, double glazed window to the side having a favoured southerly aspect, spotlighting, door off studio room to en-suite comprising low level wc, pedestal wash hand basin with cold tap, wall mounted electric unit providing hot water, double glazed window to the side having a favoured southerly aspect, spot light, extractor fan.

Kings Stone Avenue, BN44

Approximate Gross Internal Area = 93 sq m / 999 sq ft
Approximate Annex Internal Area = 15 sq m / 157 sq ft
Approximate Garage Internal Area = 10 sq m / 113 sq ft
Approximate Total Internal Area = 118 sq m / 1269 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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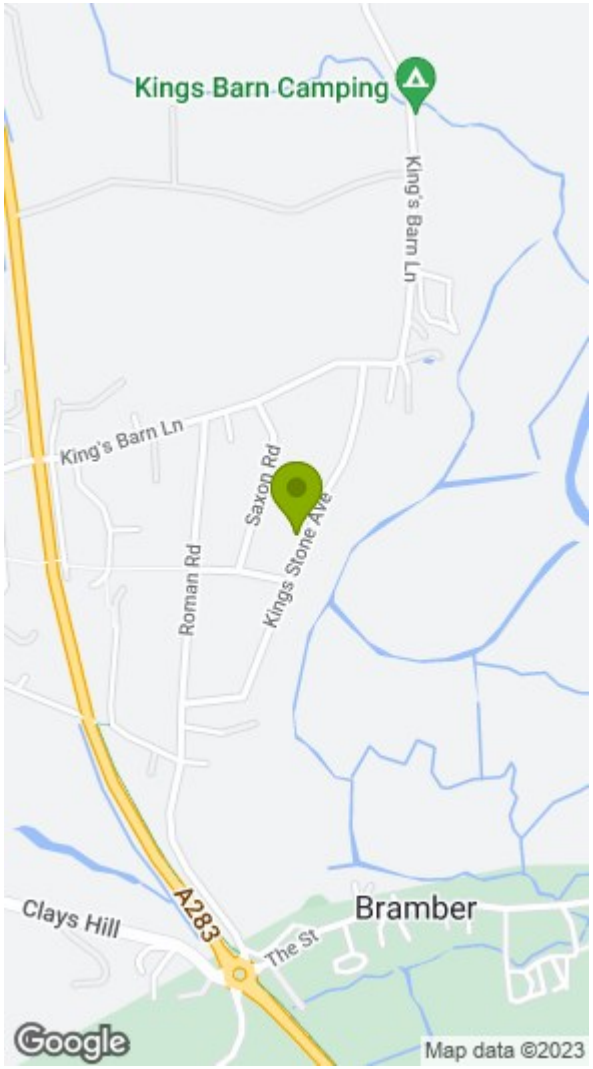

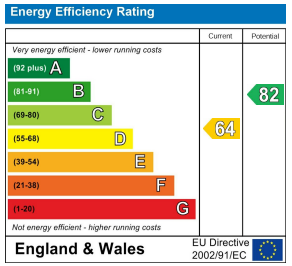

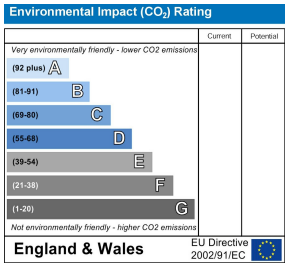

Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate