



2



1



2



## Description

Robert Luff & Co are delighted to present this BEAUTIFUL DETACHED BUNGALOW located in the ever popular Sussex town of Steyning. Picturesque riverside walks are just a short walk away, along with the Downs Link Cycle Path. Steyning High Street, with its fine array of independent shops, cafés and public houses is within half a mile radius and a regular bus service provides easy access to Shoreham and Brighton. The property, which has been lovingly maintained to a high standard, comprises: Entrance porch, reception hall, South facing living room with wood burning stove and patio doors, contemporary fitted kitchen with "Minerva ice Crystal" work surfaces and integrated appliances, two double bedrooms - one with en-suite shower room/WC, family bathroom. Outside, there is a fantastic SOUTH FACING REAR GARDEN, laundry room, off street parking and a GARAGE WITH ELECTRIC ROLLER DOOR. Viewing Essential!!

## Key Features

- Detached Bungalow
- En-Suite Shower Room/WC
- Approx. 75FT South Facing Garden
- Garage With Electric Door
- EPC: D
- Two Double Bedrooms
- Contemporary Fitted Kitchen
- Off Street Parking
- Close Riverside Walks & Downs Link
- Council Tax Band: D





#### **Entrance Porch**

Double glazed window & door.  
Double glazed inner door to:

#### **Reception Hall**

Karndean flooring, ample storage cupboards, radiator.

#### **Living Room**

**4.83m x 3.86m max (15'10" x 12'8" max)**

Double glazed patio doors and windows to rear, coving, wood burning stove, Karndean flooring, radiator.

#### **Kitchen**

**3.51m x 2.79m (11'6" x 9'2")**

Double glazed window to rear, double glazed stable style door to side. Fitted kitchen comprising: Base level units with "Minerva Ice Crystal" worksurfaces over, butler sink with mixer tap, double electric oven, built in microwave, ceramic hob with extractor fan over, downlighters, space for table, Karndean flooring.

#### **Bedroom One**

**4.29m x 3.00m (14'1" x 9'10")**

Double glazed window to front, coving, fitted wardrobe, downlighters, radiator.

#### **Bedroom Two**

**3.07m x 2.74m (10'1" x 9')**

Double glazed window to front, Karndean flooring, radiator. Sliding door to:

#### **En-Suite**

Shower enclosure, close coupled WC, wash hand basin, part tiled walls.

#### **Bathroom**

**2.39m x 2.31m (7'10" x 7'7")**

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with shower over, vanity unit with inset wash hand basin and cupboard under, close coupled WC, part tiled walls, light tube, radiator.

#### **Outside**

#### **Laundry/Utility Room**

**2.51m x 1.60m (8'3" x 5'3")**

Window to side. Base level units with fitted worksurface over, single drainer sink unit with mixer tap, space & plumbing for washing machine & tumble dryer.

#### **South Facing Rear Garden**

**approx 22.86m (approx 75')**

Under cover seating area, crazy paved patio, laid to lawn with ornamental pond, various plants, shrubs & trees, timber shed, side access via gate.

#### **Front Garden**

Patio, flower beds.

#### **Parking**

Paved parking area.

#### **Garage**

**5.18m x 2.74m (17' x 9')**

Power, light, electric roller door.



## Floor Plan Kings Barn Lane

**Floor Plan**  
Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

