



Newland Road, Steyning

Price
£375,000
Freehold

- Extended Family Home
- Large Kitchen Diner Perfect For Entertaining
- Three Bedrooms
- Beautifully Presented Throughout
- Low Maintenance Rear Garden
- Garage En-Bloc
- Ideal Position Close To Local Amenities
- Located In Popular Beeding At The Foot Of The South Downs
- Ideal For First Time Buyers Or Families
- Council Tax Band - C EPC TBC

Robert Luff & Co are delighted to welcome to the market this extended and modern family home perfect for first time buyers looking for something to walk straight into and call home or families looking for more space.

Internally the property boasts a fantastic modern open plan kitchen dining space offering a central island ideal for entertaining friends and family whilst the lounge offers a cozy retreat for the evenings, upstairs the property offers two double bedrooms and a good size single with a modern family bathroom. Outside offers more space to entertain with a low maintenance rear garden and garage en-bloc.

Location is also perfect here with local shops a moments walk away whilst The South Downs National Park can be accessed by foot, to the east for muddy family walks or The River Adur to the west. Bramber High Street is 0.4 miles away offering an array of country pubs and shops whilst Steyning High Street is a short drive away with its comprehensive array of both local and national shops.

This house is must see for anyone looking for their next home, call now to book your viewing.

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Front Door

leading to:

Entrance Hall

Karndean flooring, radiator, stairs to first floor, door to:

Lounge 13'06 x 13'04 (4.11m x 4.06m)

Flooring laid to Karndean, double glazed window, radiator, opening to:

Kitchen Diner 16'08 x 21'06 (5.08m x 6.55m)

Flooring laid to Karndean, 2 x radiators, double glazed window, sliding double glazed door to garden. The modern kitchen offers a range of eye and base level cupboards with roll top work surfaces, integrated dishwasher, washing machine, fridge freezer and wine cooler, integrated oven with integrated microwave above, induction hob, sink drainer, large island with seating around.

First Floor

Bedroom One 10'03 x 13'01 (3.12m x 3.99m)

Carpet, radiator, double glazed window

Bedroom Two 10'03 x 12'00 (3.12m x 3.66m)

Carpet, radiator, double glazed window

Bedroom Three 6'02 x 9'02 (1.88m x 2.79m)

Carpet, radiator, double glazed window, built in storage

Bathroom

Floor laid to tiles, double glazed window, low level flush w/c, bath with shower over, bowl shape wash hand basin with drawer under, heated towel rail

Outside

Rear Garden

Enclosed by fencing offering rear access to garage bloc, laid to artificial grass

Garage

Located en-bloc, up and over door



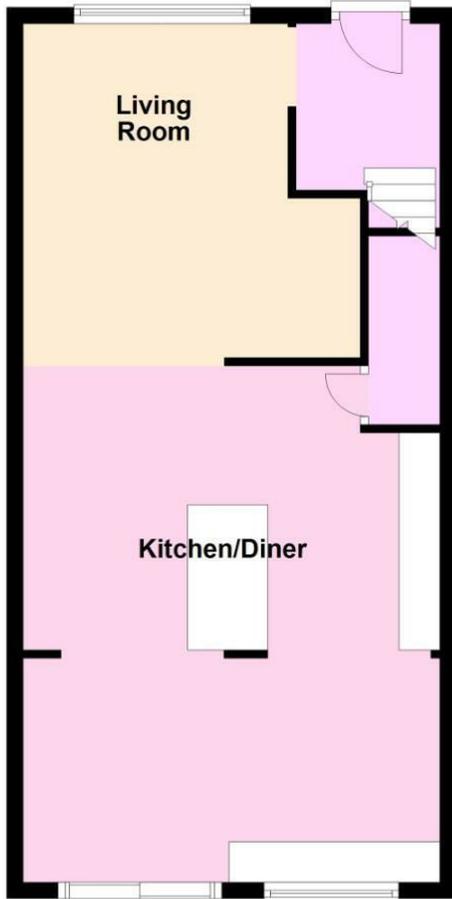
3-7 South Street, Lancing, West Sussex, BN15 8AE

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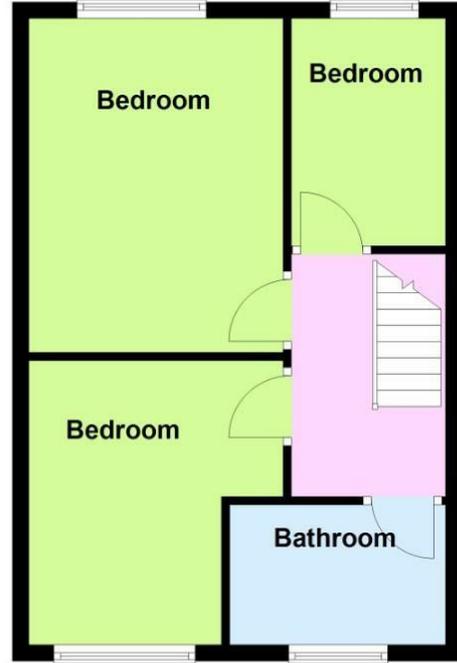
Ground Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.