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Description

Robert Luff & Co are delighted to present this spacious PARK HOME FOR THE OVER 50's, located on popular Mount Park in Steyning. The High Street, which offers a selection of shops a tea room and pub is within half a mile radius and a regular bus service offers connections to Shoreham and beyond. The generous accommodation comprises: Entrance porch/utility room, fitted kitchen with integrated appliances, L-shaped lounge/dining room, two bedrooms and a shower room. Outside, there are attractive gardens and parking for one car. Viewing recommended - NO CHAIN!



Key Features

- Over 50's Park Home
- Two Bedrooms
- Utility Area
- Gas Central Heating & Double Glazing
- No Chain
- Secluded Mount Park
- Fitted Kitchen
- L Shaped Lounge/Diner
- Parking For One Car
- Council Tax Band: A



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Entrance Hall

Double glazed front door, coving, two storage cupboards, radiator.

Lounge/Dining Room

6.02m x 5.82m narrowing to 3.28m (19'9" x 19'1" narrowing to 10'9")

Double glazed windows to front & side, coving, laminate flooring, radiator.

Kitchen

4.17m x 2.46m (13'8" x 8'1")

Double glazed window to side. Range of fitted wall & base level units, fitted worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, electric oven, gas hob & extractor hood, integrated fridge/freezer, wall mounted combination boiler, downlighters.

Porch/Utility Room

Double glazed front door, double glazed window to side, space and plumbing for washing machine, downlighters, radiator.

Bedroom One

3.78m x 2.84m (12'5" x 9'4")

Double glazed windows to rear and side, wardrobe, laminate flooring, radiator.

Bedroom Two

2.84m x 2.13m (9'4" x 7')

Double glazed window to rear, coving, radiator, laminate flooring.

Shower Room

Double glazed window to side. Fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, vanity unit with inset wash hand basin, paneled walls, radiator.

Outside

Gardens

Front, rear & sides.

Parking

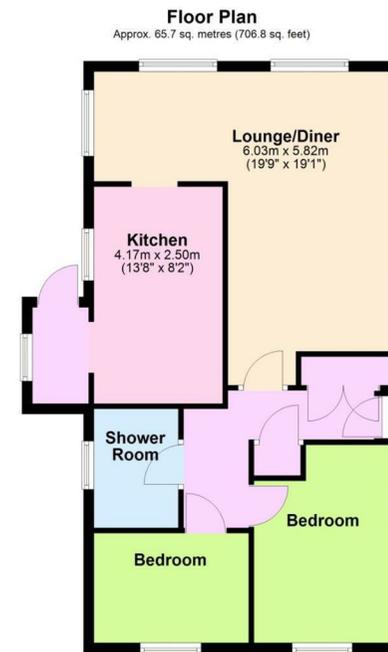
For one vehicle

Park Rules

A full set of park rules are available via the agent, however, the main points are:
Residents must be 50+ years old.
No dogs.
One cat is permitted.
Only one car per park home is permitted.



Floor Plan Bostal Road



Total area: approx. 65.7 sq. metres (706.8 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	
(82 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.

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