Robert Luff & Co

Bostal Road, Steyning

Freehold - £225,000

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Description

Robert Luff & Co are delighted to present this spacious and well maintained Park Home for the over 50's, occupying an envious, tucked away position on the serene 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 impressive accommodation features: Entrance hall, generous "L" shaped lounge/diner, recently fitted Wren kitchen, utility area, modern shower room and two bedrooms. Outside, the property benefits from pretty gardens, off street parking and storage sheds. VIEWING ESSENTIAL!!

Key Features

- Park Home - For Residents 50+ Years Old
- Beautiful Gardens
- Modern Shower Room
- Secluded Location
- EPC: Exempt

- Two Bedrooms
- Recently Fitted Wren Kitchen
- Parking
- Gas Central Heating
- Council Tax Band: A

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Entrance Hall
Double glazed front door, hanging space, storage cupboard.

Lounge
6.05m x 3.30m (19'10" x 10'10")
Double glazed windows to front & side, TV aerial point, radiator.

Dining Area
5.87m x 2.13m (19'3" x 7')
Double glazed windows to front & side, radiator.

Kitchen
4.19m x 2.49m (13'9" x 8'2")
Double glazed window to side. Fitted "Wren" kitchen comprising: Range of fitted wall and base level units, glitter effect worksurfaces incorporating single drainer sink unit with mixer tap, integrated gas oven and hob, integrated fridge and freezer, pull out spice rack and storage, pan drawers, space & plumbing for dishwasher. Door to:

Porch/Utility Area
Double glazed door to front, double glazed door to side, wall mounted "Vaillant" central heating boiler, space & plumbing for washing machine.

Bedroom One
3.25m x 2.87m (10'8" x 9'5")
Double glazed windows to rear & side, wardrobes, radiator.

Bedroom Two
2.87m x 2.13m (9'5" x 7')
Double glazed window to rear, wardrobes, radiator.

Shower Room
Modern fitted suite comprising: Shower enclosure, close coupled WC, vanity unit with inset wash hand basin, shaver point, waterproof wall panels, radiator.

Outside

Gardens
Beautifully maintained and well stocked garden with lawn, colourful flower beds with roses, plants & shrubs, storage shed.

Parking
Ample parking.

Outgoings
Park Fee: £176.17 per month.

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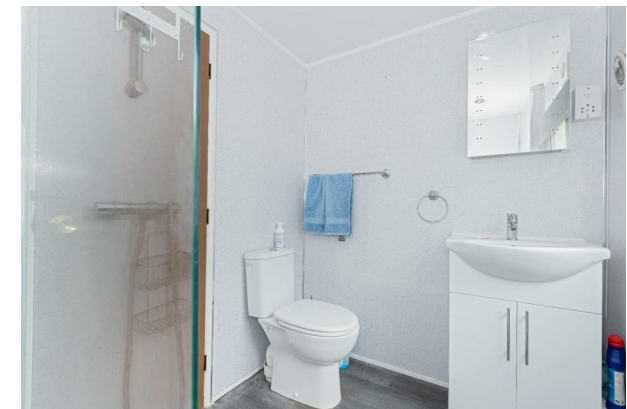No dogs.
One cat is permitted.
Only one car per park home is permitted.

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Floor Plan
Approx. 67.4 sq. metres (725.8 sq. feet)

Dining Room

Kitchen

Lounge

Shower Room

Bedroom

Bedroom

Total area: approx. 67.4 sq. metres (725.8 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 CO2 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 CO2 emissions		

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