Robert Luff & Co

Monks Walk, Steyning

Freehold - Asking Price £350,000

3

1

1

B

Description

A spacious and versatile three-bedroom family home, quietly tucked away in a popular residential close, with a surprisingly generous layout and a fantastic south-facing garden.
The full-width rear extension has created a large, bright kitchen with breakfast bar and direct access to the garden, while the original living space provides an impressive 23ft lounge/diner with room for family living, dining and working from home.
Outside, the 15m south-facing garden has been designed with family life in mind, with separate patio, lawn and decking areas providing space for children to play, relax and entertain.
With three-private parking spaces, a garage, useful boarded loft/playroom, solar panels with Feed-in Tariff and a new combi boiler installed in 2025, this is a home that offers far more than its traditional three-bedroom terrace appearance suggests.

Key Features

- Three Bedroom Extended Family Home
- Full-Width Rear Extension
- Boarded Loft Room with Velux window
- Three Private Parking Spaces
- Fully Owned Solar PV & Feed-in Tariff
- 23ft Lounge/Diner
- Large Modern Kitchen with Breakfast Bar
- 15m South-Facing Garden
- Garage in compound with access into garden
- Council Tax Band: C - EPC: B

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Location

Monks Walk is ideally placed for families, with Upper Beeding Primary School approximately two minutes' walk away and Steyning Grammar School within catchment. Steyning is around five minutes by car, the A27 approximately 10 minutes and the coast around 15 minutes. Regular buses connect the village with Shoreham-by-Sea, Brighton, Steyning, Pulborough, Henfield and Burgess Hill.
A peaceful village setting, excellent family amenities and the South Downs on your doorstep- yet with the coast, Brighton and wider Sussex within easy reach.

Inside

The full-width rear extension gives the bright and airy kitchen considerably more space than typically found in a three-bedroom terrace, with plenty of storage, generous floor space, a breakfast bar and French doors opening onto the garden.
The 23ft lounge/diner is equally versatile, comfortably accommodating a six-seater dining table and substantial sofa seating, with built-in storage and space currently used as a home office.
Upstairs are three bedrooms and a modern family bathroom, while the boarded and carpeted loft has power, lighting, insulation and a Velux window and is currently used as a children's playroom.

Outside

The garden is one of the property's real highlights.
At approximately 14.85m x 5m, the south-facing garden enjoys sunshine throughout the day and is arranged into three useful areas: a patio immediately outside the kitchen, a large artificial lawn for children's play, and a raised decking area that catches the sun for longest- perfect for BBQs, outdoor dining and entertaining.
It's low maintenance, private to the rear and designed to be enjoyed rather than spent maintaining.
The garage provides useful storage for bikes, tools and family equipment, while the private driveway offers parking for two cars

Lifestyle

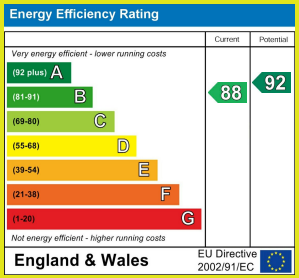
Upper Beeding offers the best of village living, with Upper Beeding Primary School, shops, pubs, playground, playing fields and the River Adur all within a few minutes' walk.
The pedestrian twitten from Monks Walk leads directly to the wide range of village shops, while a choice of popular country pubs are just a few minuets walk away.
With a friendly community, local football and cricket, village events and the South Downs and countryside on the doorstep, there's plenty to enjoy without getting in the car.

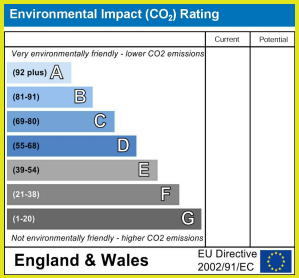
robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Floor Plan Monks Walk

Total area: approx. 78.5 sq. metres (845.5 sq. feet)





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.

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk