



Dawn Crescent, Steyning

Asking Price
£425,000
Freehold

- Semi-Detached Bungalow
- Three Good-Sized Bedrooms
- Large Kitchen
- Well-Maintained Garden
- Garage
- NO CHAIN
- Solar Panels
- Ample Off-Road Parking
- Council Tax Band - D
- EPC Rating - D

We are delighted to offer to the market this well-presented three-bedroom semi-detached bungalow ideally situated in this sought-after location in Upper Beeding, close to local schools, shops, parks, bus routes, the River Adur, and both the A283 and A2037 nearby. Accommodation comprises an entrance hallway, a spacious lounge/diner, a large kitchen, three good-sized bedrooms, and a family bathroom with a separate WC. Other benefits include a spacious, well-maintained garden, off-road parking for multiple vehicles, a garage, solar panels, and having NO CHAIN.

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Accommodation

Entrance Hallway

Double glazed door to side. Meter cupboard. Phone point. Radiator. Airing cupboard. Loft access.

Kitchen/Breakfast Room 11'8" x 9'8" (3.58 x 2.96)

Fitted kitchen with a wide range of wall and base units. One and a half bowl sink/drainers. Tiled splashback. Space for oven with cooker hood over. Plumbed washing machine. Double glazed windows to side and rear. Double glazed door leading out to rear garden.

Lounge 15'3" x 11'5" (4.66 x 3.48)

Double glazed window to front. radiator. Fitted base units. TV and telephone point.

Bedroom One 12'8" x 11'5" (3.87 x 3.48)

Double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom Two 9'10" x 9'7" (3.00 x 2.94)

Double glazed window to front. Radiator. Built-in wardrobes with sliding glass doors.

Bedroom Three 8'9" x 8'2" (2.67 x 2.51)

Double glazed window to side. Radiator.

Bathroom

Double glazed frosted window to side. Panel enclosed bath with electric shower over. Heated towel radiator. Wall mounted wash hand basin with mixer tap. Part tiled walls.

Separate WC

Double glazed frosted window to side. Low level flush WC. Radiator.

Rear Garden

Fence enclosed laid to lawn rear garden with a small patio area, gated side access and a door to the garage.

Driveway

Parking for multiple vehicles.

Garage

Electric up and over door. Power and lighting.



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Floor Plan
Approx. 77.4 sq. metres (832.6 sq. feet)



Total area: approx. 77.4 sq. metres (832.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.