



Osborn
Frankling

Kings Barn End, Kings Stone Avenue, Steyning, West Sussex BN44 3FL

Offers in Excess of: £250,000 (Leasehold)

- **Two Double Bedroom First Floor Apartment**
- **Garden**
- **Within Easy Reach of Riverbank and Countryside**
- **Double Glazed Windows**
- **Gas Fired Air Central Heating**
- **West Facing Balcony**
- **Views Towards Truleigh Hill and over the Riverbank**
- **Total Floor Area Approx 63 Sq.M / 678 Sq.Ft**

Two double bedroom first floor apartment located in a sought-after location at the end of Kings Stone Avenue. The property offers easy access to stunning countryside walks over the Riverbank. The accommodation consists of: communal entrance hall, balcony, entrance hall, living room, kitchen/ breakfast room, bathroom, separate W.C.

The thriving Town of Steyning provides an ideal combination of countryside living with modern facilities. The historical High Street offers a comprehensive range of shopping facilities and a small shopping arcade, Cobblestone Walk, which has more than 25 independent shops set around a 16th century tea house. There is plenty of choice for places to eat with a wide range of restaurants, pubs and cafés. There are schools for all age groups, library, health centre, Churches of many denominations and a leisure centre with swimming pool.

Steyning offers good road links to the coast and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove. Brighton is approximately 12 miles distance, Worthing and the coast 8 miles and Shoreham-by-Sea with its mainline railway station just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.

Accommodation Comprises: Communal entrance shared with one other apartment.

Entrance Hall: Built in cupboard housing the gas air boiler. Access to the loft space. Doors to:

Living Room: Dual aspect double-glazed window to front and side. TV Point.

Kitchen/ Breakfast Room: Comprising a range of wall and base units. Sink with drainer unit. Spaces for washing machine and fridge freezer. Tiled walls. Double-glazed windows to rear aspect overlooking the Riverbank and Truleigh Hill. Two larder cupboards and an airing cupboard housing the immersion hot water tank.

Bedroom 1: Double-glazed windows to rear aspect overlooking the Riverbank and Truleigh Hill. Fitted wardrobe cupboard.

Bedroom 2: Double-glazed window to front aspect. Built in cupboard. Telephone point.

Bathroom: Comprising panelled bath with electric shower over. Pedestal wash hand basin. Tiled walls. Double-glazed window to rear aspect.

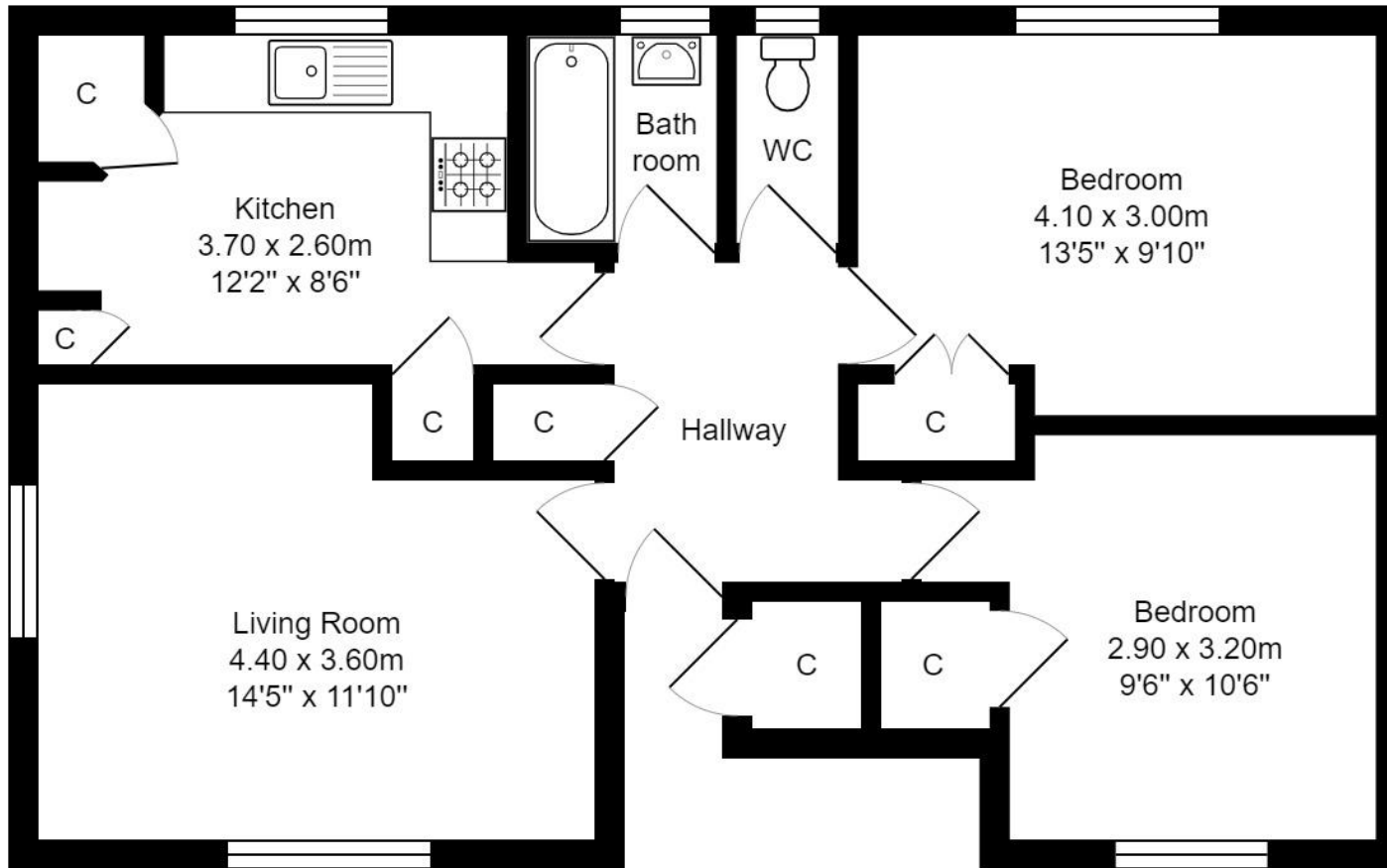
Separate W.C: Push button WC. Tiled walls. Double-glazed window to rear aspect.

Outside:

Rear Garden: Currently being used by the neighbour and is set up as a vegetable garden.

Agents Notes:

- Approximately 87 years Remaining on the lease
- Last years' Service charges £167.95 PQ
- This years' service charges due to works being carried out £341.11PQ
- Ground Rent £10



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Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only.



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.