



12 Kings Barn End | Kings Stone Avenue | Steyning | West Sussex | BN44 3FL





12 Kings Barn End

Kings Stone Avenue | Steyning | West Sussex | Bn44 3FL

£495,000

Discover this beautifully presented three-bedroom house, featuring off-street parking for 2 cars and a delightful west-facing garden. Recently refurbished, the property spans two floors and boasts a spacious 22ft double-aspect living and dining room. The L-shaped kitchen leads to a rear cloakroom and utility room. Upstairs, the house comprises three well-appointed bedrooms and a contemporary bathroom. The property benefits from gas-fired central heating with a newly installed combi boiler, controlled wirelessly for added convenience. The main bedroom has air conditioning, ensuring comfort year-round. Double glazing is present throughout the house, enhancing energy efficiency. The rear garden offers a combination of a newly laid patio, decking, and a well-maintained lawn area. A brick-built shed provides additional storage and a feature Outside Bar, and rear access adds convenience.

- Close to Bramber Brooks/ River Adur
- South Downs Way/ Downs Link
- Spacious open plan
- Three bedrooms
- 22ft Lounge
- Well Maintained
- Off - street parking
- West facing garden
- Modern bathroom
- 0.5 mile into the High Street
- Garden bar
- Log burner

Entrance panelled front door to:

Entrance Hall oak style flooring, storage for shoes and coats.

Sitting Room/ Dining Radiator, log burner, uPVC double glazed windows and uPVC double glazed French doors leading to patio and gardens.

Open Plan Kitchen)

Kitchen Area Extensive range of wall and base units with four ring ceramic hob with fan assisted electric oven and separate grill, extractor over, black laminate working surfaces, inset one and a half bowl sink with mixer tap and groove drainer, dishwasher, recessed area under the stairs suitable for housing fridge/freezer, range of built-in storage cupboards, pantry cupboard with shelving and electric and art deco inspired bar area.

Rear Lobby - door to garden

Utility Room/ Cloakroom corner sink with quartz working surfaces, space and plumbing for washing machine, toilet two uPVC double glazed window.

Location Situated at the northern end of Kings Stone Avenue, Kings Barn End is nestled in a quiet and picturesque part of Steyning. This charming town is located within the South Downs National Park, offering an array of amenities, including a modern health centre, churches, and both primary and secondary schools. The area is known for its vibrant community, featuring a range of small businesses, pubs, and restaurants. The property is conveniently close to Bramber Castle and scenic country walks along the River Adur.

Stairs to:

First Floor Landing Access to loft space, radiator, built-in shelved linen cupboard with electric and power.

Main Bedroom double glazed window, radiator, air conditioning, built-in floor to ceiling wardrobe cupboard.

Bedroom Two Radiator, uPVC double glazed windows, built-in floor to ceiling wardrobe cupboard and separate cupboard housing combination boiler.

Bedroom Three Radiator, uPVC double glazed windows.

Family Bathroom Bath with over heard shower, wash hand basin, low level flush w.c., uPVC double glazed windows,

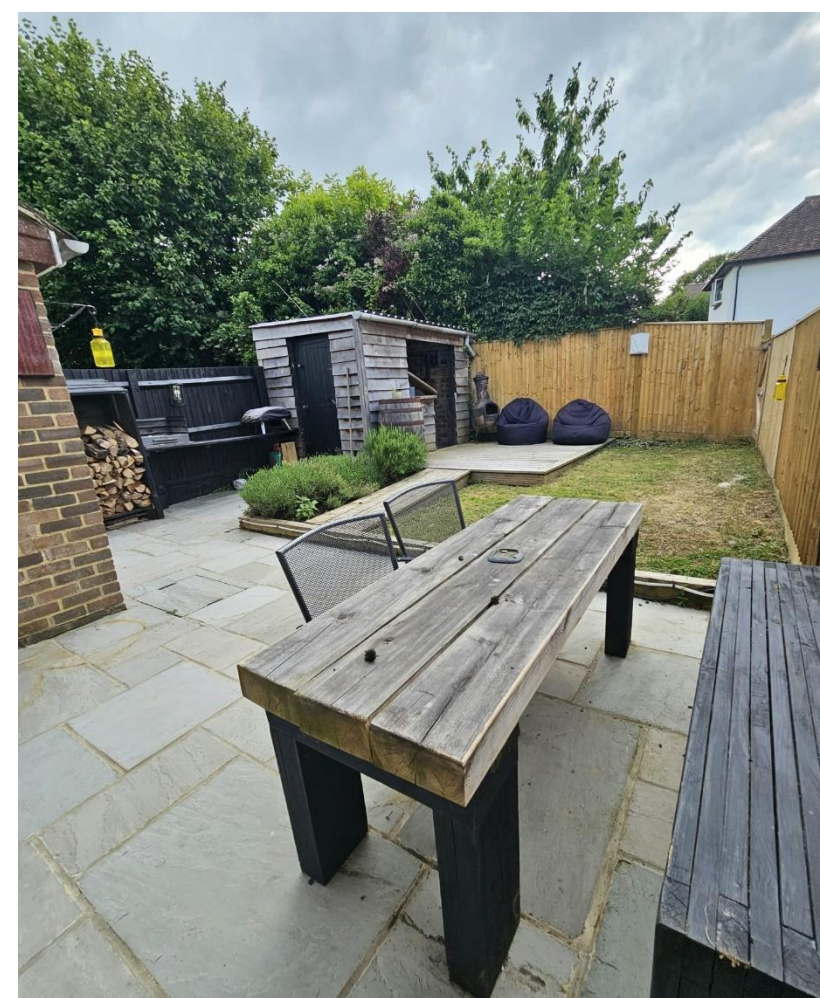
Outside Off road Parking for 2 Cars

Front Garden Flower and shrub bed, block paved driveway parking for two vehicles

Rear Garden West facing with large Indian sandstone paved area, separate decking area leading to brick built, cladded shed/ bar area, shaped lawn and rear access.

Agents Note: NB: Under Section 21 of the Estate Agents Act 1979 we declare that the owner of this property works for Fowlers Estate Agents.

EPC Rating: C





"We'll make you feel at home..."



Managing Director:
Marcel Hoed

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.