



Price Range £235,000 - £250,000

Reads Walk, Shooting Field, Steyning, West Sussex



MARTIN
LUNDY-LESTER



Reads Walk, Shooting Field, Steyping, West Sussex, BN44 3AJ

Offered with no ongoing chain, this newly refurbished and remodelled first floor apartment offers a perfect opportunity to climb straight onto the property ladder, within a few minutes walk of Steyping's bustling centre. Tucked away at the end of a cul-de-sac, there is an allocated parking space right outside the main entrance.

The communal hallway is shared with only one other flat and once inside the property, a long entrance hall has two really useful, good sized storage cupboards, one of which is pre-plumbed for a washer / dryer. The dual aspect, open plan lounge / dining / kitchen features integrated appliances and a newly installed Worcester boiler. There is a lovely sociable breakfast bar, great for chatting across when friends or family come to visit. The double bedroom is a good size and the whole property is very stylishly and newly decorated, with a fresh, contemporary feel.

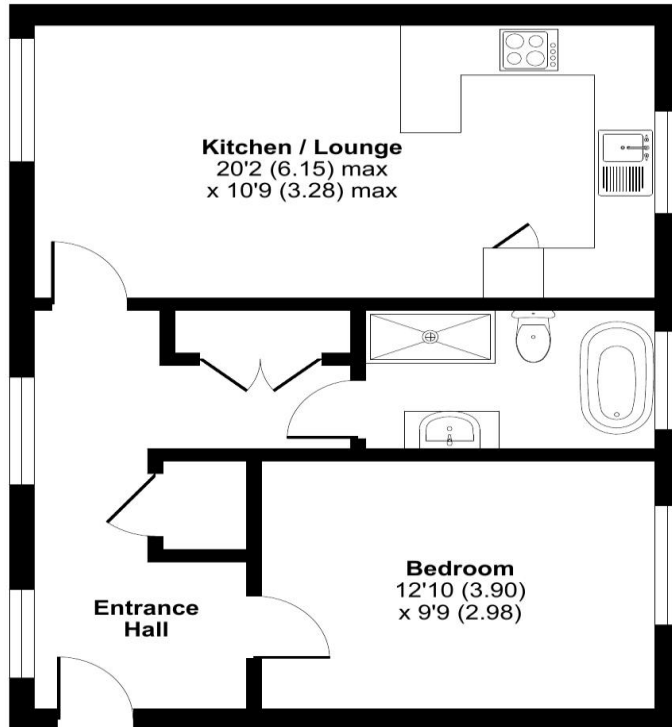
The owner has also replaced the bathroom, which is equally smart and modern with a beautiful freestanding bath and rainfall shower. New flooring has been fitted throughout, plus new radiators for a really warm and welcoming feel. Having its own private garden is really unusual for an apartment and this provides the opportunity to relax outside. Mainly laid to lawn, there is also a patio seating area and a timber shed for additional storage.





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Approximate Area = 544 sq ft / 50.5 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1194925



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.