



35a | Kings Barn Lane | Steyning | West Sussex | BN44 3YR

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £399,950 | Freehold



- Detached two double bedroom bungalow. Freehold. EPC 'D'. Council Tax Band 'E'.
- L-shaped living/dining room
- Kitchen with side access
- Spacious hall with storage
- Integrated garage with driveway
- Gardens to the front and rear
- Gas heating and double glazing
- No forward chain

Description

A light and airy detached bungalow with an L-shaped open plan living and dining room and two double bedrooms. A large hallway has good storage and leads to the living space and the two bedrooms. The separate kitchen is accessed via the dining area and has its own side door. The living room has large patio doors to the patio and garden beyond. Both bedrooms overlook the garden and are next to the bathroom with separate w.c. The property is double glazed with gas fired central heating.

There is an integrated garage with up and over door and side window and this houses the Baxi boiler and fuse box. The garage could potentially be converted subject to the usual consents. At the front is a small garden laid to lawn and a driveway for one vehicle while the rear garden is mainly lawned with a wooden shed. Sold with no forward chain. Currently there is a far reaching view over neighbouring farmland to the rear of the garden, although this land is subject to a pending planning application (ref DC/21/2233) for residential development. As part of this potential development, the neighbouring bungalow to the East side (no. 37) would be demolished to create a pedestrian and cycle access to the residential site, although the main vehicular access to the development site, if granted, would be via a newly created roundabout off the bypass.

Location

Kings Barn Lane is located just passed the bridge over the bypass in a sought after residential area. The property will be found further along on the left hand side opposite the end of Roman Road.

what 3 words //jaunts.dine.defrost

Information

Property Reference: HJB02457

Photos & particulars updated: 1st June 2023 & revised August 2023(JW)

Services: Mains services of electricity, gas, water and drainage. The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Local Authority: Council Tax Band: 'E'

Viewing An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

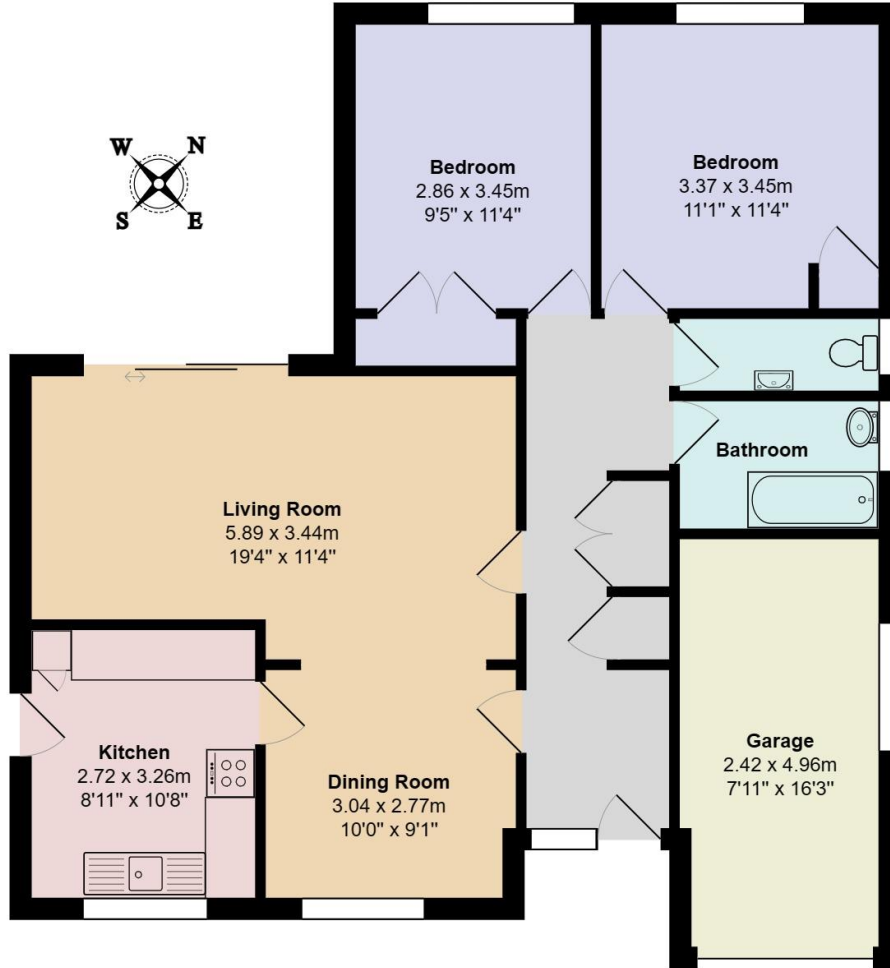
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

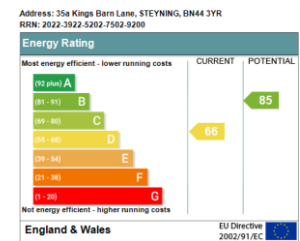






Total Area: 92.0 m² ... 990 ft²

All measurements are approximate and for display purposes only.



Current planning application



- KEY**
- SITE LOCATION
14.24 HECTARES / 35.2 ACRES
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - PUBLIC OPEN SPACE (INCLUDING SUDS) - 6.23 HA / 15.40 ACRES
 - RETAINED EXISTING LANDSCAPE
 - ADDITIONAL/ REINSTATED VEGETATION
 - PRIMARY STREET / AVENUE
 - KEY FOCAL JUNCTION
 - SECONDARY STREET
 - SIDE STREET / SHARED SURFACE
 - RURAL LANES/ SHARED SPACES
 - PRIVATE LANES
 - EXISTING PUBLIC RIGHT OF WAY
 - DOWNS LINK NATIONAL TRAIL / LONG DISTANCE ROUTE & NATIONAL CYCLE ROUTE 223
 - KEY PEDESTRIAN MOVEMENT WITHIN SITE
 - KEY PEDESTRIAN/CYCLE MOVEMENT WITHIN SITE
 - BOARDWALK STYLE PEDESTRIAN MOVEMENT
 - ★ SUSTAINABLE URBAN DRAINAGE
 - ★ LOCALLY EQUIPPED AREA OF PLAY
 - ★ NATURAL AREA OF PLAY
 - LISTED BUILDING
- KEY PRINCIPLES:**
1. PROPOSED NEW ACCESS;
 2. EXISTING PUBLIC RIGHT OF WAY UPGRADED;
 3. CENTRAL PRINCIPAL STREET;
 4. OUTWARD FACING DEVELOPMENT PROVIDING NATURAL SURVEILLANCE OVER OPEN SPACE. PROPOSED PEDESTRIAN/ CYCLE LINK AND EMERGENCY VEHICLE ACCESS VIA KING'S BARN LANE;
 5. SECONDARY STREET MOVEMENT;
 6. KEY FOCAL SPACES BENEFITING FROM VIEWS OF ST ANDREWS' CHURCH AND THE DOWNS;
 7. TERTIARY RURAL LANES;
 8. SHARED SURFACE STREETS;
 9. PRIVATE LANES;
 10. PRIVATE VEHICULAR LINK TO ADJOINING LAND TO NORTH;
 11. EXISTING HEDGEROWS INCORPORATED INTO GREEN INFRASTRUCTURE;
 12. REINSTATED HEDGEROWS;
 13. CENTRALLY LOCATED 'STEYNING COMMON' BENEFITING FROM AN EQUIPPED AREA OF PLAY;
 14. CENTRAL 'RIBBON PARK' CONNECTING NEW GREEN SPACES;
 15. NEWLY CREATED COMMUNITY ORCHARD;
 16. LANDSCAPED BUFFER TO EXISTING DEVELOPMENT;
 17. DEVELOPMENT SET BACK TO ADDRESS LISTED BUILDING;
 18. KEY ARRIVAL GATEWAY SPACE;
 19. KEY MEETING POINTS PROVIDING OPPORTUNITIES FOR SOCIAL INCLUSION;
 20. ECOLOGY CORRIDOR WITH ADDITIONAL NATIVE PLANTING;
 21. CREATION OF A WETLAND HABITAT WITH BOARDWALK STYLE PEDESTRIAN MOVEMENT; AND
 22. PRIVATE VEHICULAR ACCESS TO RETAINED LAND; AND PROPOSED PEDESTRIAN CROSSING, RAMP AND STEPPED ACCESS AT THE NEW SITE ACCESS ROUNDABOUT;

