

Lettings



37 | Kings Barn Lane | Steyning | West Sussex | BN44 3YR

H.J. BURT
Chartered Surveyors : Estate Agents



- Beautifully presented detached bungalow
- EPC: D | Council Tax: E | Deposit: £1,961.00
- 3 double bedrooms, bathroom & ensuite
- Refurbished & re-modelled in 2016
- Open plan living & dining areas
- Separate kitchen with integrated appliances
- Lovely garden backing onto farmland

Description

A beautifully presented detached three double bedroom bungalow with driveway providing off street parking and front and rear gardens. The well planned accommodation comprises spacious open plan living space which flows from a dining area through to the garden via French doors, The separate kitchen has space for a table and has integrated appliances, large hallway with storage. Three double bedrooms including a master with built in wardrobes and an en-suite shower room. To the front is a formal lawned garden and driveway offering parking for two vehicles, the rear garden is lovely with a lawn surrounded by mature beds with a low fence giving far reaching views over neighbouring paddocks and farmland. shed and summerhouse.

Location

Kings Barn Lane runs into directly into central Steyning and the High Street where there is a wealth of traditional shops, services, restaurants and pubs. Steyning offers a good range of schools, churches and sporting facilities including a leisure centre with swimming pool. The nearest station can be found in Shoreham which is 5.3m to the south. There is easy access to neighbouring coastal towns including Worthing and Brighton.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band E.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:**
5. **Property Reference:** HJB02699

Directions

From our Steyning Office, proceed toward the mini-roundabout and turn left into Church Street, follow the road past the Church and onwards across the road-bridge over the bypass into Kings Barn Lane. The property will be found further along on the left hand side opposite the end of Roman Road.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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

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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.





