



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

**H.J. BURT**  
Chartered Surveyors : Estate Agents

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Asking Price £510,000 | Freehold



- Lovely detached Bungalow with South facing garden
- Two double bedrooms one with ensuite shower room
- Living room with solid fuel burner and large sliding doors to garden
- Kitchen/breakfast room with modern units
- Spacious hallway with storage
- Detached garage and off street parking
- Excellent condition throughout - extensively refurbished in 2018

### Description

A beautifully presented detached two bedroom bungalow with long mature South facing garden in a sought-after residential location. Located on an elevated plot this light and bright property was completely refurbished in 2018 including new roofs, windows, doors and heating plus remodelled to create a more open hallway and ensuite shower room. At the front of the property is a detached garage with electric roller shutter door, light and power. Adjacent to this is a parking space and steps leading up to the front garden which is mainly paved with mature borders. A porch leads into a spacious hallway with lots of storage and large loft hatch. An opening leads into the kitchen/breakfast room which has a good range of modern units and views over the garden and a space for a table. The adjacent living room is dominated by the full wall of large sliding doors giving lots of light and a lovely views of the garden. There is a solid fuel burner and wooden flooring. There are two double bedrooms, one with built in wardrobes and new carpet (November 2022) and the other with an ensuite shower room. A large bathroom has bath with shower over, vanity unit and concealed cistern w.c. At the rear is a lovely south facing garden mainly laid to lawn with patio, pond, two seating areas and a wooden shed. There is a detached brick built utility out building which contains the washing machine and storage.

### Location

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### Information

Property Reference: HJB02449

Photos & particulars prepared: 7<sup>th</sup> February 2023 & Revised May & September 2023 (Ref JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'D'

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.

### 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 along on the right hand side.

### H.J. BURT Steyning

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

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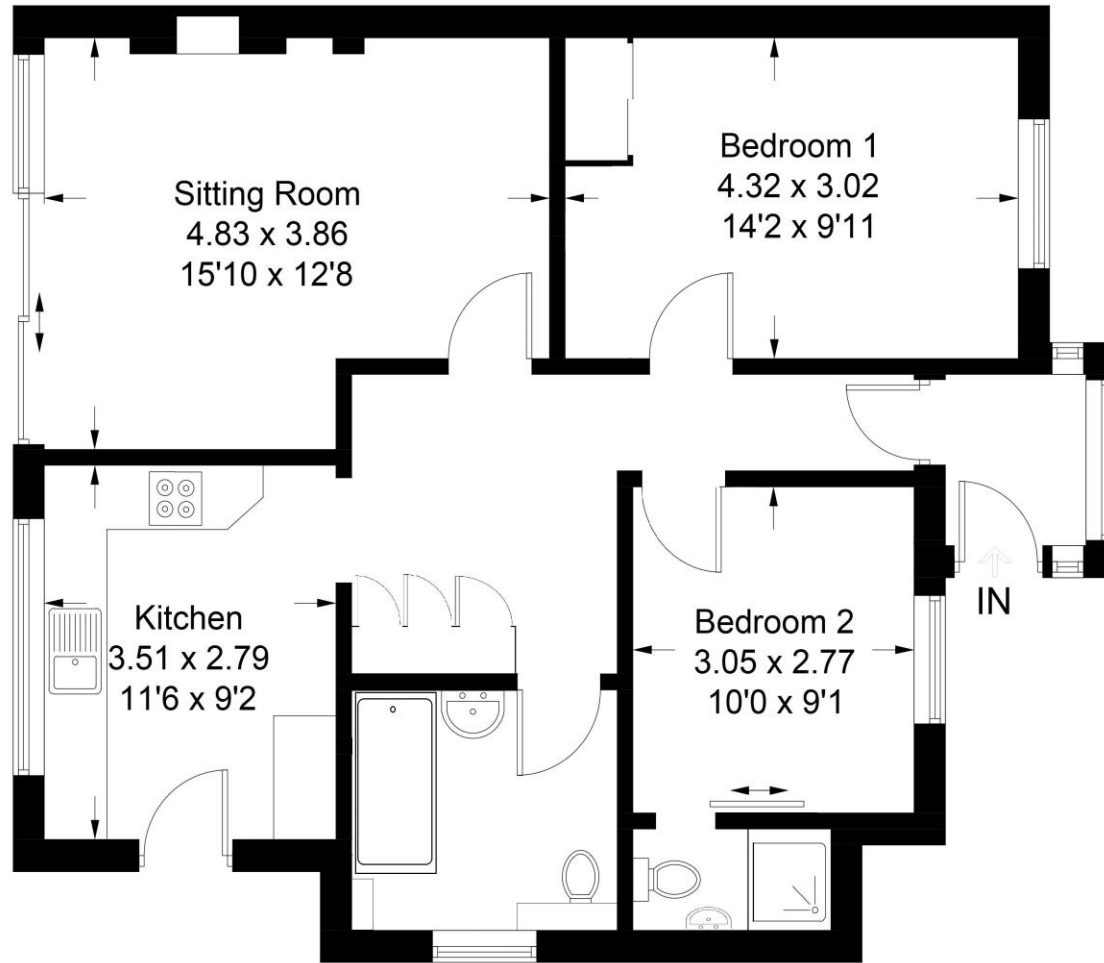
**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but 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.





# Kings Barn Lane, Steyning, BN44

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser.

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