



Guide Price
£425,000
Freehold

Dacre Gardens, Steyning

- Extended Period Four Bedroom House
- Family Bathroom & En-suite Shower Room
- Close To Local Transport Links
- Modern Fitted Kitchen With Utility Area
- Gas Central Heating & Double Glazing Throughout
- Large Rear Garden With Summer House
- Rural Position With Beautiful Countryside Views
- Open Chimney Breast With Log Burner
- Ideal Family Home With Good Size Bedrooms
- EPC Rating - D & Council Tax Band B

****Guide Price £425,000 - £450,000**** Robert Luff and Co are delighted to welcome to the market this four bedroom period property nestled within South Down National Park in the historic Village of Upper Beeding boasting sweeping views of the stunning landscape including the River Adur and beyond whilst also offering direct access to Anchor Bottom Valley making it the ideal location for any keen walkers.

Internally this wonderful property boasts character of its 1900 era with exposed brick work, original fireplaces and open chimney breasts whilst briefly comprises; a cozy living room, dining room, modern fitted kitchen and utility space, four double bedrooms, a family bathroom and en-suite shower room. Outside there is an approx. 180ft rear garden offering panoramic views across the river Adur, Steyning to the West and Bramber to the North. Whilst offering a semi-rural setting this property has convenient access to public transport links and benefits from being within close proximity to Bramber, Steyning and Shoreham.

The property is within the school catchment area for Shoreham & Upper Beeding and Steyning of which Upper Beeding Primary and Buckingham Park, Shoreham both have 'outstanding' in Ofsted Reports and are sought after schools.

**Robert
Luff & Co**
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Accommodation

Front Door

Leading to:

Hallway

Exposed floorboards, radiator, stairs to first floor, doors to:

Lounge 13'03 x 10'08 (4.04m x 3.25m)

Exposed floorboards, radiator, double glazed bay window, open fireplace with log burner and mantle

Dining Room 11'09 x 14'00 (3.58m x 4.27m)

Exposed floorboards, radiator, double glazed patio doors to garden, exposed brick feature chimney breast, built in storage cupboard, opening to:

Kitchen 14'04 x 8'01 (4.37m x 2.46m)

Tiled floor, range of base and eye level cupboards with roll top work surfaces, sink drainer with mixer tap, integrated dishwasher, space for fridge freezer, electric hob, double oven and microwave, double glazed window, door to:

Utility Area 3'01 x 8'10 (0.94m x 2.69m)

Tiled floor, space for washing machine, boiler housed on wall, door to garden

First Floor

Bedroom 6'03 x 8'03 (1.91m x 2.51m)

Exposed floorboards, radiator, double glazed window

Bedroom 10'11 x 11'01 (3.33m x 3.38m)

Exposed floorboards, radiator, double glazed window, fireplace, built in storage

Bedroom 14'00 x 8'03 (4.27m x 2.51m)

Exposed floorboards, radiator, two x double glazed windows, fireplace

Bathroom

Wood laminate flooring, low level flush w/c, wash hand basin, bath with shower over, heated towel rail, double glazed window

Second Floor

Bedroom 9'11 x 19'00 (3.02m x 5.79m)

Carpet, two Velux windows, eaves storage, radiator

En-Suite Shower Room

Wood laminate flooring, shower cubicle, wash hand basin, heated towel rail, low level flush w/c, Velux window

Outside

Rear Garden

Approx. 180ft rear garden with breathe taking views, split level areas with a mixture of lawn areas and seating areas, insulated summer house, direct access to Anchor Bottom Valley

Front

Garden area laid to lawn with steps to front door

3-7 South Street, Lancing, West Sussex, BN15 8AE

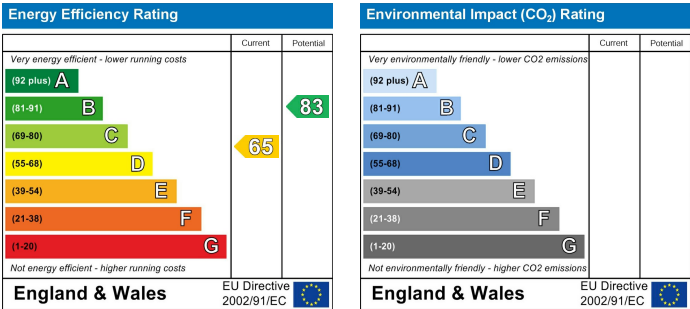
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Total area: approx. 113.6 sq. metres (1222.7 sq. feet)



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