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Description

ROBERT LUFF & CO are delighted to offer for sale a three bedroom semi-detached house located on a residential close which backs onto a delightful park in Upper Beeding nestled within the South Downs national Park. The property is within easy reach of the local 'Outstanding' Upper Beeding primary School and local amenities, shops, bridleways, river walks and various commuter link roads.

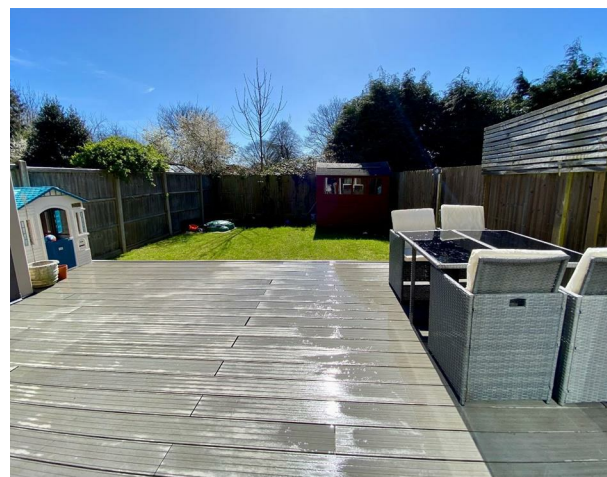
The nearby market town of Steyning, approximately 2 miles distant offers a wider range of shopping facilities with cafes, restaurants and pubs. Steyning has both a primary and grammar school, health centre, leisure centre with a swimming pool and a library.

Upper Beeding and Steyning offer good road links to the coast and the mainline railway station at Shoreham by Sea, 5 miles distant, with rail services along the coast, to Gatwick and London Victoria. Brighton is approximately 10 miles and Worthing 8 miles. Local bus services run regularly to Brighton and Hove, Burgess Hill, Hassocks, Horsham via Henfield and Pulborough via Storrington. Horsham, Gatwick and London are accessible via the A24 and M23.

Accommodation comprising entrance hall, lounge with double glazed bay window to front with views over green to front, double internal glazed doors to dining room with sliding double glazed doors onto South Facing rear garden, modern fitted high gloss kitchen with integrated appliances, under-stairs cupboard, further double door door for side access, first floor landing, primary bedroom with views over green, built in wardrobes with storage over, bedroom two with views

Key Features

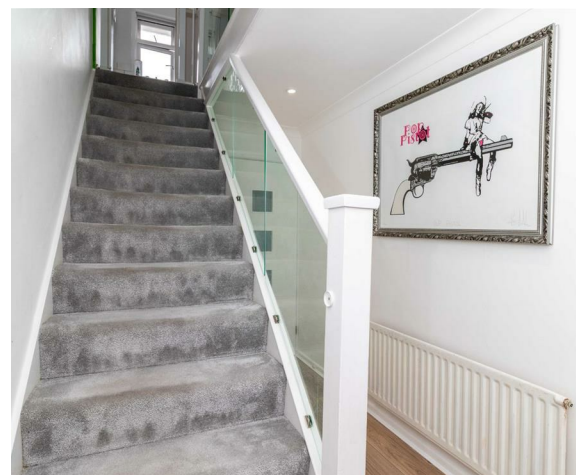
- THREE BEDROOM SEMI-DETACHED HOUSE
- MODERN CONTEMPORARY SHUTTERS FITTED
- MODERN FITTED BATHROOM SUITE
- SOUTH FACING REAR GARDEN WITH DIRECT ACCESS ONTO PARK
- DOUBLE GLAZING
- MODERN NEUTRAL DECOR AND STYLING THROUGHOUT
- INTEGRATED KITCHEN WITH APPLIANCES
- GARAGE
- EXTENDED DECKING TO REAR
- EARLY VIEWING ESSENTIAL



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ENTRANCE HALL

Modern flooring, radiator.

LOUNGE

4.11m x 3.48m not including bay (13'6 x 11'5 not including bay)

Double glazed bay window to front with views over green, radiator, double doors to dining room.

DINING ROOM

2.74m ft 3.35m x 2.44mft 2.44m (9 ft 11 x 8ft 8)

Modern flooring, wall mounted cupboard, double glazing sliding door leading onto rear garden, radiator, inset low voltage spot lights, doorway to kitchen.

KITCHEN

2.72m x 1.83m ft 2.13m (8'11 x 6 ft 7)

Modern fitted high gloss units, under unit LED lights, inset hob, electric oven and grill, integrated dishwasher, modern contemporary blind, garden view, part tiled walls, extractor hood, integrated fridge / freezer, inset low voltage spot lights, double glazed door for side access, door to inner hall and under stairs cupboard.

FIRST FLOOR LANDING

Loft Hatch to part boarded loft, doors to all rooms, double glazed window to side with modern fitted shutters.

PRIMARY BEDROOM

3.66m ft 0.30m x 3.35m ft 0.61m (12 ft 1 x 11 ft 2)

Double glazed window to front with views over green and trees with modern fitted shutters, fitted wardrobe with storage over, radiator.

BEDROOM TWO

2.74m ft 3.35m x 2.74m ft 1.22m (9 ft 11 x 9 ft 4)

Window to rear with views over rear garden and park, modern fitted shutters, fitted wardrobe with storage over, radiator.

BEDROOM THREE

2.13m ft 1.22m x 1.83m ft 2.13m (7 ft 4 x 6 ft 7)

Window to front with views over the green, radiator.

FAMILY BATHROOM

2.44m ft 1.52m x 1.52m ft 3.05m (8 ft 5 x 5 ft 10)

Modern fitted suite, bathroom suite comprising bathroom with shower screen, wall mounted mixer shower, low level enclosed WC, wall mounted wash hand basin, frosted double glazed window to rear, heated towel rail, part tiled walls, inset spot lights, modern flooring.

REAR GARDEN

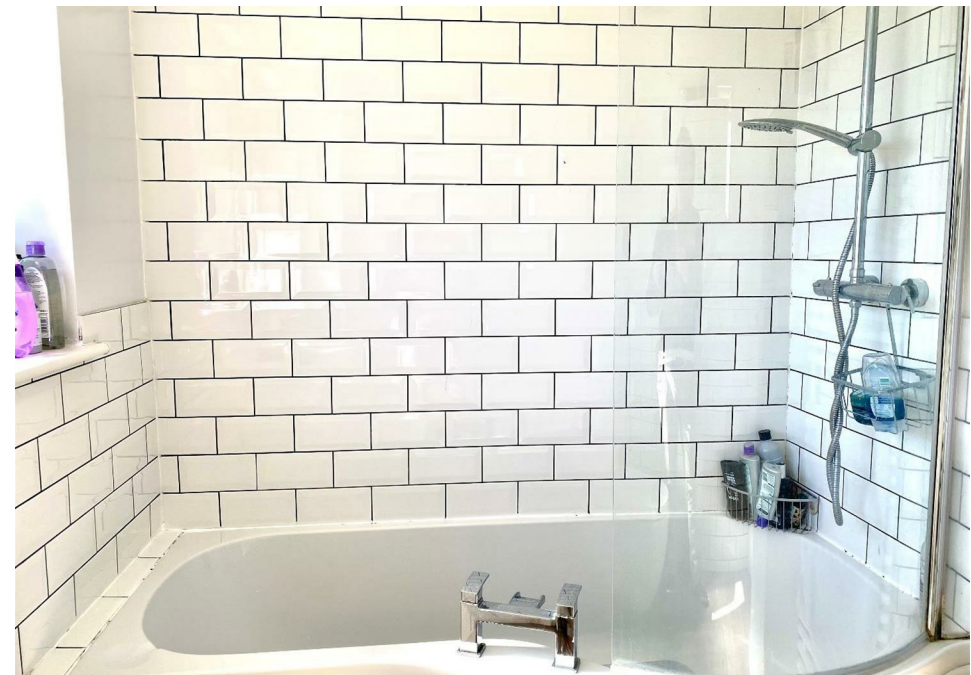
South Facing with extended decking with steps down to lawned area, shed, wooded door / gate leading onto direct access to local park.

Park access to rear

GARAGE

On Compound ideal for extra storage or small car.





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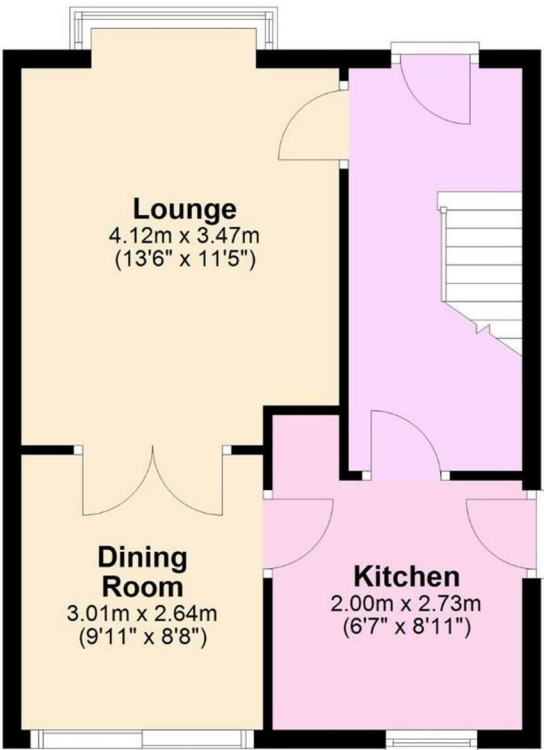
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Floor Plan Undermill Road

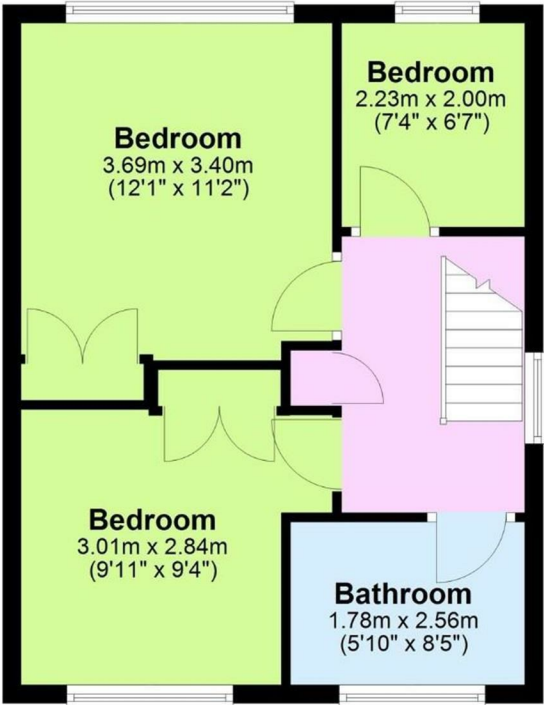
Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)

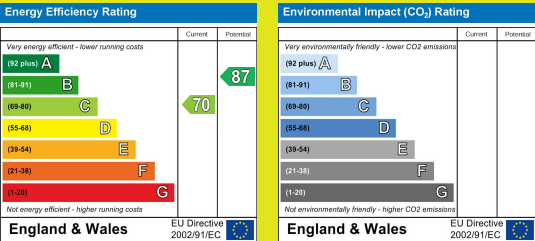


First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 79.7 sq. metres (857.6 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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