



1 Church Close, Steyning , Sussex BN44
Guide price £300,000





Ground Floor

Entrance Hall

Kitchen
11'9 x 6'5

Reception Room
12'6 x 10'5

First Floor Landing

Bedroom 1
11'10 x 9'2

Bedroom 2
10'4 x 6'6

Family Bathroom

Outside

West Facing Rear
Garden

END OF TERRACE 2 BEDROOM HOME IN UPPER BEEDING

KITCHEN, LIVING ROOM, 2 BEDROOMS, BATHROOM, GARDEN

Middleton Estates are proud to offer this 2 bedroom home in picturesque village Upper Beeding. Located within just a short walk to local amenities and schools.

The property is set over two floors. The ground floor comprises of kitchen with integrated oven and units. As well as spacious living room with sliding doors to rear garden.

Upstairs comprises of large master bedroom with built in storage, family bathroom and further bedroom with views across the River Adur.

The west facing rear garden is mainly laid to lawn

with sleeper-lined raised flower beds.

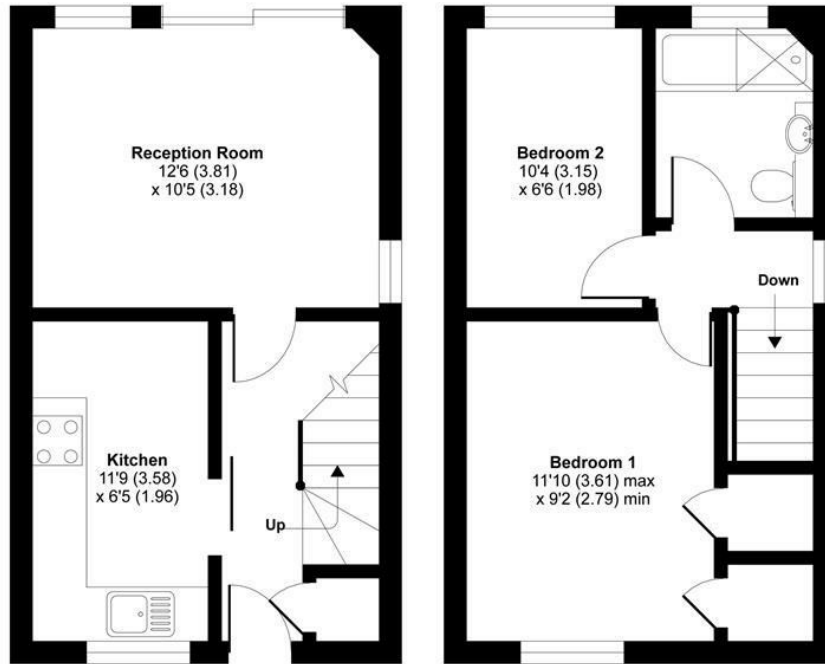
The village of Upper Beeding offers plenty for everyone, from allotments for those who are keen gardeners, to the local playing fields and park for those with young children and an excellent rated school less than 0.5 miles away.

If you fancy getting out into the countryside, head up Church Lane where the South Downs and river walks are only a short distance from the property, with plenty of pubs along the way in Upper Beeding or Steyning.



Church Close, Upper Beeding, Steyning, BN44

Approximate Area = 580 sq ft / 53.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Middleton and Co Estates Limited. REF: 725271

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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