



Osborn
Frankling

Church Lane, Upper Beeding, West Sussex BN44 3HP

Offers in Excess of: £500,000 (Freehold)

- **Two Bedroom Semi-detached Bungalow**
- **Full Alarm System**
- **Re-fitted Double Glazed Windows and Doors 2017**
- **New Slate Roof 2016**
- **Gas Fired Central Heating**
- **South Facing Rear Garden**
- **New Bathroom 2019**
- **No Onward Chain**
- **Floor Area Approx. 97.3 Sq.M (1047.3 Sq.ft.)**

This attractive two-bedroom semi-detached bungalow was constructed in 1930's and offers excellent living accommodation and benefits from a beautiful south facing rear garden.

The property is situated in the village of Upper Beeding, which offers a range of local shopping facilities, public houses, recreation ground and health centre. The nearby town of Steyning offers a more comprehensive range of shopping facilities. There is plenty of choice for places to eat with a wide range of restaurants, pubs and cafés. There are schools for all age groups, library, health centre, Churches of many denominations and a leisure centre with swimming pool.

Upper Beeding offers good road links to the coast and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove. Brighton is approximately 12 miles distance, Worthing and the coast 8 miles and Shoreham-by-Sea with its mainline railway station just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.

Accommodation Comprises: UPVC Front Door Leading to:

Entrance Hall: Radiator. Built-in cupboards. Access to; part boarded insulated loft.

Living Room: Radiator. Double-glazed bay window. Patio Door to patio area. Open brick-built feature fireplace.

Dining Room: Radiator. Double-glazed window to side.

Kitchen: Comprising range of wall and base units, with laminated worktops. Eye-level electric oven, adjacent electric hob, with extractor fan over. One and a half bowl sink and drainer unit. Space for washing machine and fridge/freezer. Tiled walls. Double-glazed window to side. Door to:

Utility/Conservatory: Comprising range of base units, with laminated worktops. Space for tumble dryer and fridge/freezer. Double-glazed windows. Door to garden.

Master Bedroom: Radiator. Double-glazed bay window to front. Two wardrobe cupboards.

Bedroom 2: Radiator. Double-glazed bay window to front. Two wardrobe cupboards.

Shower Room (2019): Wash hand basin set in a vanity unit. Concealed cistern WC with push button flush. Large walk-in shower with glass screen. Electric digital thermostatic shower controls. Rain shower head and separate wand shower hose. Fully tiled walls. Double-glazed window to side aspect. Fully automatic lighting with low level led lights. Electric light up wall mounted mirror.

OUTSIDE

South Facing Rear Garden: Mainly laid to lawn in three sections, with two patio areas. Mature plants and shrubs. Secure side access with lockable gate. Rear access to garage.

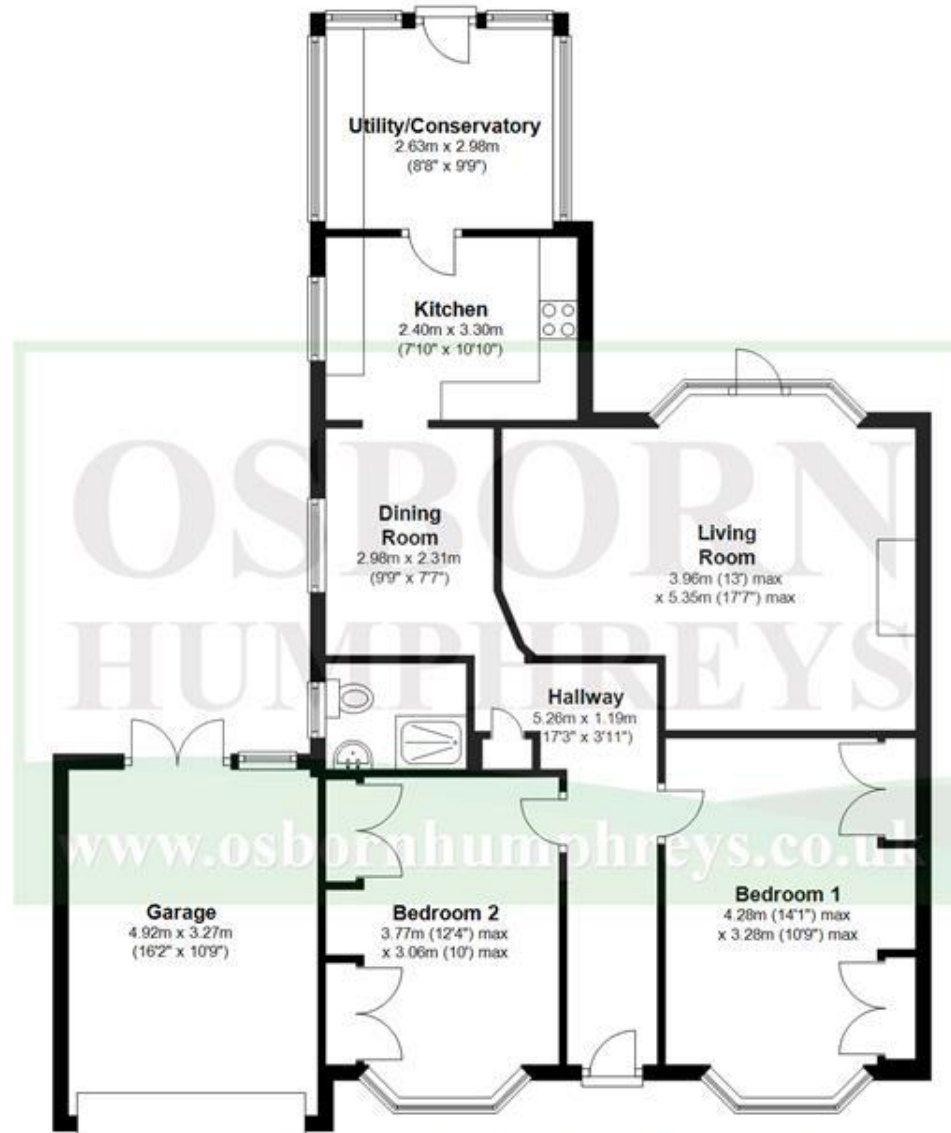
Front Garden: Landscaped with stones for easy maintenance and planted with mature plants and shrubs. Steps and block paved path leading to front door.

Garage: Electric up 'n' over door. Power and lighting.

Driveway: Block paved providing off street parking.

Ground Floor

Approx. 97.3 sq. metres (1047.3 sq. feet)



Total area: approx. 97.3 sq. metres (1047.3 sq. feet)

Produced by and copyright Osborn Humphreys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification

purposes only and is not drawn to scale.

Plan produced using PlanUp.



Osborn Frankling Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.