



Osborn
Frankling

Downland Road, Upper Beeding, West Sussex BN44 3JS

Offers in Excess of: £300,000 (Freehold)

- **Three Bedroom Semi-detached House**
- **In Need of Complete Modernisation**
- **Front and Rear Gardens**
- **Two Garages**
- **West Facing Rear Garden**
- **Sought After Location**
- **Floor Area Approx. 83.1 Sq.M (894 Sq.ft.)**

Osborn Frankling are delighted to offer for sale this three-bedroom semi-detached house constructed in the 1970s. The property needs complete modernisation. Accommodation comprises: Living Room. Kitchen/breakfast room, three first floor bedroom and family bathroom. Front and rear gardens. It is in a sought location within the catchment area of 'Outstanding' Upper Beeding Primary School. The property benefits from two garages.

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: Wooden front door leading to:

Entrance Hall: Storage heater. Meter cupboard. Stairs to first floor. Door to:

Living Room: Bay window to front, with views of Truleigh Hill. Television point.

Kitchen/Dining Room: Comprising a range of wall and base units, with work surfaces. Space for freestanding oven. Sink and drainer unit. Space for washing machine and fridge/freezer. Understairs cupboard. Two windows. Two doors to side and rear. Tiled walls.

Stairs to First Floor Landing: Doors to:

Bedroom 1: Window to front, with views of South Downs and Truleigh Hill. Built-in wardrobe cupboard.

Bedroom 2: Window to rear. Built-in wardrobe cupboard.

Bedroom 3: Window to front, with views of Truleigh Hill.

Bathroom: Bath. Pedestal wash hand basin. Tiles walls. Window to rear.

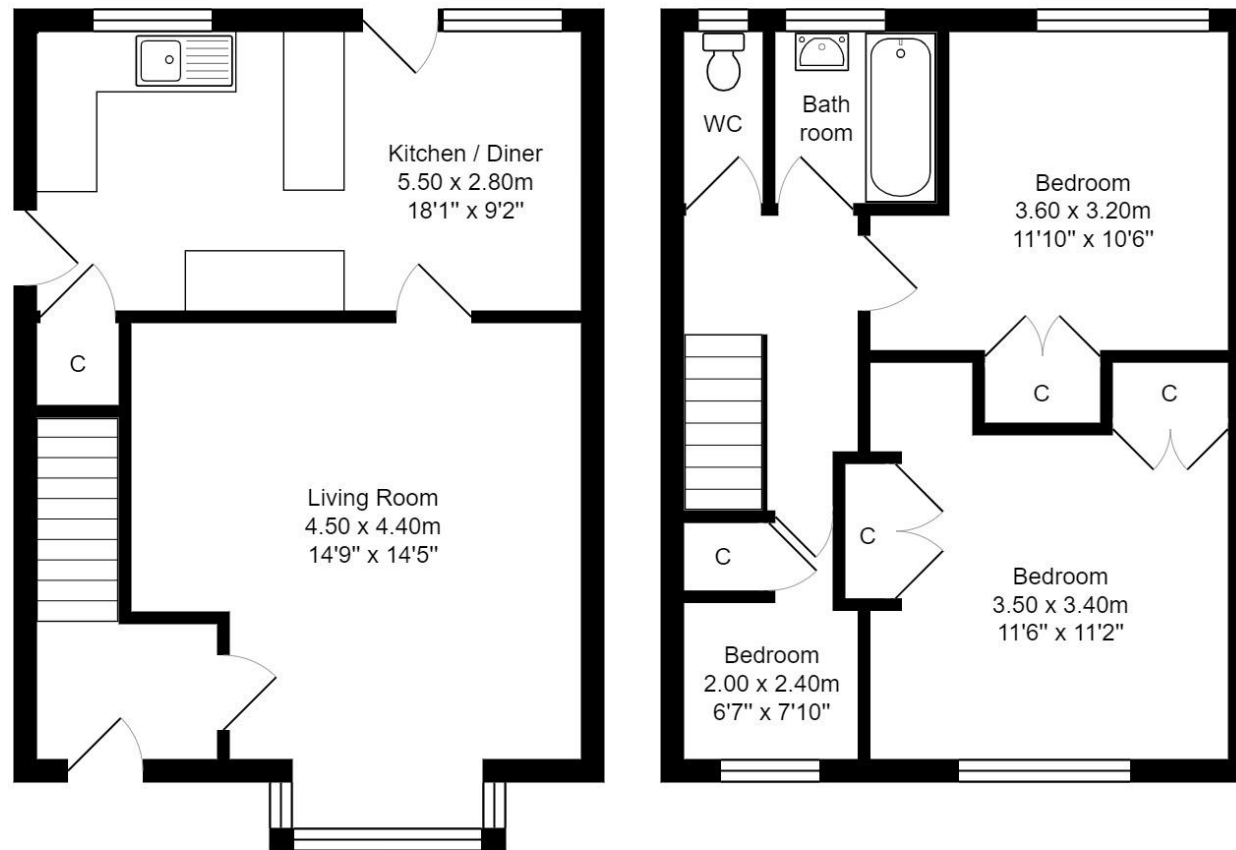
Separate WC: W.C with push button. Window to rear.

Outside

West Facing Rear Garden: Laid to lawn, with mature plantings and roses. Timber shed.

Front Garden: Laid to lawn, with mature plants. Could be converted to drive (subject to planning consents).

Garage: Two garages situated in compound to front of property.



37 Downland Road, Upper Beeding, BN44 3JS

Total Area: 83.1 m² ... 894 ft²

All measurements are approximate and for display purposes only.



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

Steyping Office: 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
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.