



Osborn  
*Frankling*

Truleigh Court, Truleigh Road, Upper Beeding, West Sussex BN44 3JY

£240,000 (Leasehold)



- Two Bedroom First Floor Apartment
- New Lease on Completion
- Modern Kitchen
- Modern Bathroom
- Double-glazed Windows
- Electric Central Heating
- Communal Gardens
- Garage in Nearby Compound
- Total Area Approx 65.6 sqm/706.3 sq ft

Osborn Frankling are delighted to offer this two-bedroom first floor apartment built in the 1970s. It is situated in a sought-after location in Upper Beeding and close to local shops. Accommodation comprises: Living room, kitchen, two double bedrooms and bathroom. There is a communal garden and a garage in a nearby compound.

Upper Beeding has local shops within walking distance, a primary school, a recreation ground and village hall. 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 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 double-glazed front door leading to:

**Entrance Hall:** Stairs to first floor. Doors to:

**Living/Dining Room:** Double-glazed window. Electric radiator, TV points, telephone point, storage cupboard.

**Kitchen:** Comprising a range of wall and base units with laminate worktops. Electric oven & hob. Sink and drainer unit with mixer taps. Space for washing machine and fridge/ freezer. Double glazed window to front aspect.

**Inner Hall:** Door to storage/airing cupboard, with emersion tank.

**Bedroom One:** Double-glazed window with views over Beeding Brooks and Beeding Hill. Electric radiator.

**Bedroom Two:** Double-glazed window with views over Beeding Brooks and Beeding Hill. Electric radiator.

**Bathroom:** Part tiled. Wash hand basin set in a vanity unit. W.C. Bath with rain shower over. Double-glazed window.

## **OUTSIDE**

**Communal Gardens**

**Garage in adjacent compound**

**Agents Notes:**

**Lease Remaining: New 99 Year Lease on Completion (to be confirmed)**

**Maintenance approx.: £960 Per Annum – to be confirmed by the solicitors.**

**Council Tax Band B**

## Ground Floor

Approx. 5.4 sq. metres ( 57.9 sq. feet)



## First Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

This floor plan is for illustration purposes only. - Not drawn to scale.  
Plan produced using The Mobile Agent.



EPC to Follow

## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

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



*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.*