



Osborn
Frankling

School Road, Upper Beeding, West Sussex, BN44 3YS

Offers in the Region of: £350,000 (Freehold)

- Two-bedroom 1960s House with Loft Room
- Lounge with Electric Fire
- West Facing Rear Garden
- Detached Garage with Power & Lighting
- Driveway
- Conservatory
- Potential for Extensions (Subject to Planning Consents)
- Total Area Approx: 85.3 Sq.M/917.7 Sq.Ft

Osborn Frankling are delighted to offer for sale this two-bedroom 1960s end of terrace house, with loft room. The property offers spacious ground floor accommodation comprising; entrance hall, living room, kitchen/dining room and conservatory. To the first floor there are two bedrooms and bathroom. The property benefits from a loft room, which is insulated and boarded, with Velux window, offering stunning views over Truleigh Hill and the South Downs. To the outside: front and rear gardens, with hardstanding to side offering off road parking.

Upper Beeding has local shops within walking distance, an 'Outstanding' Primary School, Steyning Grammar School (located in Upper Beeding) 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: Radiator. Stairs to first floor door to:

Lounge: Feature electric fireplace. Double-glazed window to front. TV point.

Kitchen: Comprising a range of wall and base units. Electric oven, with gas hob, and extractor fan over. Ceramic one and half bowl sink and drainer unit. Space for fridge freezer and dishwasher. Part tiled walls.

Conservatory: Double-glazed, with patio doors leading to rear garden. Plumbing for washing machine.

Stairs to First Floor Landing: Double-glazed windows to rear.

Bedroom 1: Double-glazed window to front, with views of the South Downs.

Bedroom 2: Double-glazed window to rear. Airing cupboard. Radiator. Views of the South Downs.

Bathroom: Modern suite comprising bath, with shower over and glass shower screen. Wash hand. Push button W.C. Heated towel rail. Tiled walls.

Door and stairs to:

Loft Room (accessed via staircase): Radiator. 3x Velux windows. Fitted wardrobe cupboards.

Outside

West Facing Rear Garden: Laid to lawn, with patio areas. Path to garage. Mature plants and shrubs. Summer house, greenhouse and shed.

Front Garden: Path leading to front door. Laid to lawn with mature plants.

Hardstanding Parking Area for one vehicle

Council Tax Band: C



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		
(55-68)	D		
(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.