



Osborn
Frankling
01903 814888
FOR SALE

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8 Tingdene Lodge, Upper Beeding, West Sussex BN44 3HW

Offers in Excess of: £260,000 (Perpetual Leasehold)

- **Detached Two Bedroom Lodge**
- **Minimum Age requirement of 55 years**
- **Tingdene Woodland Oak Lodge**
- **Thermowood Exterior**
- **Gas Central Heating**
- **Double-glazed Windows**
- **Mains Gas, Electricity and Water Connection**
- **Summer House/Home Office with Electricity**
- **Close to Local Shops and Health Centre**
- **Private Garden**
- **Block Paved Path & Driveway**
- **3 Year Warranty Left**
- **Total Floor Area Approx 70 sq m/753.2 sq ft**

Two-bedroom detached lodge situated in this beautiful family-owned park is located close to the River Adur and has in the last three years undergone a major upgrade. Riverside Park was established in 1940 and still remains in the same family ownership. This small residential park, situated in a prime location at the foot of the South Downs, will appeal to those seeking a luxury, quiet and relaxed lifestyle.

Riverside Park is situated adjacent to the river Adur, with stunning walks along the riverbank to Steyning, Shoreham and neighbouring villages. The property is 1.3 miles to Steyning High Street, 4.7 miles to Shoreham- By-Sea Railway Station with direct lines to Brighton, Gatwick and London Victoria.

Accommodation Comprises: UPVC front door.

Entrance Hall: Built-in cupboards. Access to loft space.

Open Plan Kitchen/Living/Dining Accommodation: with vaulted ceiling

Living Area: Radiators. Feature fireplace, with electric fire. Television point. Double-glazed window to front. Double-glazed patio doors to decked veranda. Views of the Downs.

Dining Area: Double-glazed window to side.

Kitchen Area: Comprising a range of wall and base units, with laminate work surfaces. One and a half bowl sink and drainer unit, with mixer taps. New (2022) Electric integrated oven. Gas fired hob. Integrated washing machine and fridge/freezer. Wall mounted boiler. Double-glazed window to side. Central island.

Internal Hallway: with doors to

Bedroom 1: Radiator. Double-glazed window to side. Television point. Walk-in wardrobe with dresser.

En-suite Shower Room: Shower enclosure. Push button W.C. Wash hand basin set in a vanity unit. Tiled walls and floor. Radiator. Double-glazed Velux window.

Bedroom 2: Radiators. Double-glazed window.

Bathroom: Wash hand basin set in a vanity unit. Push button W.C. Panelled bath, with shower over. Tiled walls and floor. Radiator. Velux & double-glazed window.

Outside:

South westerly Rear/Side Garden: Laid to lawn, with sandstone steps and path to front door and enclosed with picket fence and cast-iron gate and railings. Patio area. Brick built summer house/home office, with electricity. Raised seating area laid to Astro turf. Metal shed at rear, with electricity.

Block Paved Driveway with parking for 1 Vehicle.

Council Tax Band: A

Maintenance Charges: £2.240 PA

Ground Floor

Approx. 70.0 sq. metres (753.2 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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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.