



Osborn
Frankling

36 Dacre Gardens, Upper Beeding, West Sussex, BN44 3TD

Offers in Excess of: £400,000 (Freehold)

- Three-bedroom 1901 Edwardian End of Terrace
- Converted Loft
- Exposed Timber Floors to Ground Floor
- Original Feature Fireplaces
- Courtyard
- Rear Garden with Stunning Views
- Studio with power and Light
- Parking at Rear
- Total Area Approx: 118 sq m/1270 sq ft

Three-bedroom characterful with modern touches Edwardian house. Located in a sought after, semi-rural position within Dacre Gardens. Accommodation comprises: Lounge, with Log Burner, dining room, with log burner, kitchen. Two first floor double bedrooms and study area, with original fireplaces. Family bathroom. Second floor bedroom. To the outside there is a courtyard directly outside, with access to outside Utility Cupboard. There is an access gate to the rear garden, which is arranged three levels. Allocated parking spaces.

The property is located just south of the village of Upper Beeding and is conveniently situated for the A27. Upper Beeding offers local shops and 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: Wooden front door, with stain glass window leading to:

Entrance Hall: Radiator. Exposed timber floors.

Lounge: Radiator. Double-glazed bay window. Log Burner. Exposed timber floor.

Dining Room: Radiator. Exposed timber floor. Double-glazed window overlooking courtyard. Feature fireplace, with log burner. Understairs cupboard housing gas boiler.

Kitchen: Comprising a range of wall and base units, with solid oak work surfaces. Sink and drainer unit, with mixer taps. Integrated fridge, freezer, and dishwasher. Double-glazed window. Door to courtyard.

Stairs to First Floor Landing: Double-glazed window to side aspect. Space for study area. Original cast iron fireplace. Stairs to Second floor:

Bedroom 1 (second floor): Three Veluz windows to front and rear aspect. Built-in eaves storage cupboards.

Bedroom 2 (first floor): Radiator. Double-glazed window. Original cast iron feature fireplace.

Bedroom 3 (first floor): Radiator. Double-glazed window to rear.

Bathroom: Wash hand basin set in a vanity unit. Push button W.C. Bath, with shower over. Tiled walls. Radiator/ heated towel rail.

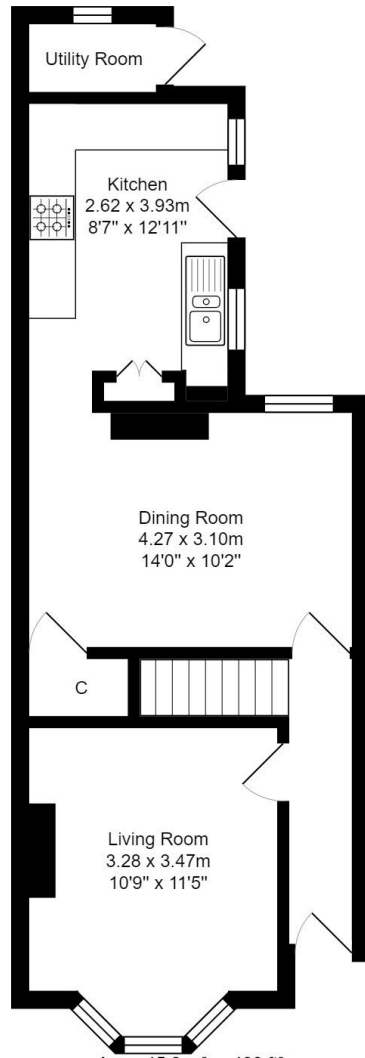
OUTSIDE

Front Garden: Walled Garden, with mature plantings. Steps to front door.

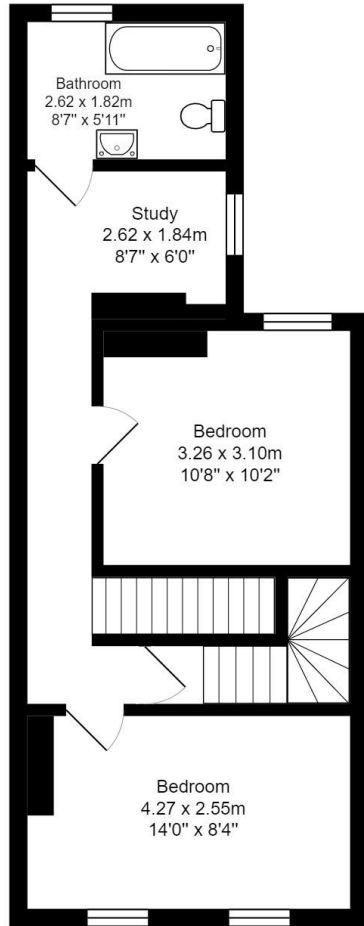
Courtyard Garden: Metal framed, with timber boards fencing with glass panels and gate. Access to rear access path and garden. Utility Cupboard with plumbing for washing machine and tumble dryer.

Rear Garden: Arranged over three levels, with mature plantings. On the first level there is parking and a shed/ storage, second level there is a patio and lawned area, with steps to Studio (with power and lighting), third level is behind the studio lawned with trees and steps to rear access road.

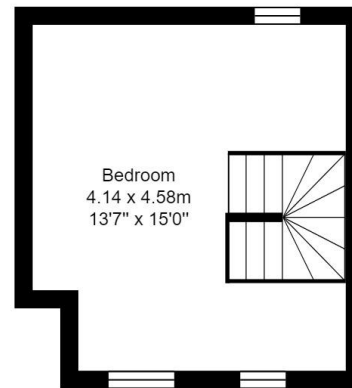
Council Tax Band: B



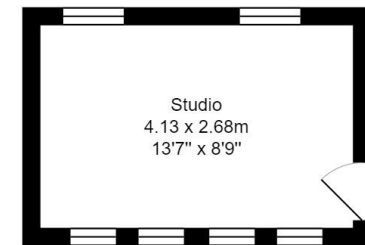
Area: 45.3 m² ... 488 ft²



Area: 43.3 m² ... 466 ft²



Area: 18.3 m² ... 197 ft²



Area: 11.1 m² ... 119 ft²

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Total Area: 118.0 m² ... 1270 ft²

All measurements are approximate and for display purposes only.



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(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.