



Osborn  
*Frankling*

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

Offers in Excess of: £215,000 (Leasehold)



- Two Bedroom Ground Floor Apartment
- In Need of Modernisation
- Double-glazed Windows
- Electric Central Heating
- Communal Garden
- Garage in Nearby Compound

Osborn Frankling are delighted to offer this two bedroom ground floor apartment built in the 1980s that needs some modernisation and is offered with vacant possession. 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:** Electric heater. Airing cupboard housing immersion tank. Doors to:

**Living/Dining Room:** Double-glazed window to front aspect. Feature fireplace with electric fire. TV points, telephone point, storage cupboard.

**Kitchen:** Comprising a range of base units with laminate worktops. Sink and drainer unit. Space for washing machine and fridge and freezer. Double glazed window to front aspect.

**Bedroom 1:** Double-glazed window to rear aspect. Electric radiator. Large fitted and built-in wardrobes and store cupboards.

**Bedroom 2:** Double-glazed window to rear aspect.

**Bathroom:** Part tiled. Pedestal Wash hand basin. Low level W.C. Bath with electric shower over. Double-glazed window to rear. Electric radiator.

## OUTSIDE

Communal Gardens

Garage in adjacent compound.

## Agents Notes:

**Lease is currently 56 years but will be renewed by an additional 90 years on completion (approximately 146 years will remain)**

**Maintenance approx.:** £506 per Half Annum – to be confirmed by the solicitors.

**Ground Rent:** £20 per Half Annum – to be confirmed by the solicitors.

**Council Tax Band: C**



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.*