



Osborn
Frankling
01903 814888
FOR SALE

Osborn
Frankling

Manor Road, Upper Beeding, West Sussex, BN44 3TJ

£200,000 (Leasehold)

- Two Bedroom Top Floor Apartment
- Balcony
- Gas Fired Central Heating
- Living/ Dining Room
- Communal Gardens
- Views Over Towards the South Downs
- Bathroom with Separate Shower and Bath
- No Forward Chain

Osborn Frankling are delighted to offer for sale this two-bedroom top floor apartment. The property offers spacious accommodation: with living room, kitchen, two double bedrooms and a bathroom. Outside there is a balcony, brick-built storage cupboard, non-allocated parking, and communal gardens.

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 entrance door to stairs. Wooden front door.

Entrance Hall: Radiator. Cupboard, housing meters. Tiled floor. Doors to:

Living/ Dining Room: Radiator. Two double-glazed windows, with views of the Downs. Television points.

Kitchen: Comprising a range of wall and base units, with worksurfaces. Sink and drainer unit, with mixer taps. Tiled walls. Double-glazed window with views. Larder cupboard, storage cupboard and utility cupboard for tumble dryer.

Bedroom 1: Radiator. Double-glazed windows, with views of the Downs. Built-in walk-in wardrobe cupboard.

Bedroom 2: Radiator. Double-glazed windows, with views of the Downs.

Bathroom: Pedestal wash hand basin. Low level W.C. Shower enclosure. Panelled bath. Tiled walls. Double-glazed windows.

Outside:

Communal Garden: Laid to lawn.

Storage Cupboard.

Non- Allocated Parking

Agents Notes:

Council Tax Band: C

Lease: 90 years Remaining (approximately)

Maintenance: Approx £1,053 per annum



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		
(55-68)	D	66	72
(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.