



Osborn
Frankling

Truleigh Road, Upper Beeding, West Sussex BN44 3JR

Offers in Excess of: £360,000 (Freehold)

- Three Bedroom Semi-detached House
- Vendors Suited with a Vacant Property
- South Facing Garden
- Gas Fired Central Heating
- New Kitchen 2017
- New Bathroom 2022
- New Windows 2019
- Garage in Compound
- Total Area Approx: 78.3 Sq.M/ 842.7 Sq.Ft

Osborn Frankling are delighted to offer for sale this three-bedroom semi-detached house. The property benefits from being refurbished throughout. The property offers spacious accommodation: with living room, kitchen/ dining room, two double and one single bedroom and a bathroom. Outside the property overlooks a green, has a front and south facing rear garden and garage in compounds.

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

Accommodation Comprises: Wooden front door leading to:

Entrance Hall: Radiator. Stair to first floor. Door to:

Living Room: Upright radiator. Double-glazed windows, with views over the green. Television points. Bespoke fitted TV wall mounted unit with storage space and feature electric fire.

Kitchen/ Dining Room: Comprising a range of wall and base units, with Oak worksurfaces. One and half bowl sink and drainer unit, with mixer taps. Tiled walls. Double-glazed window to rear aspect. Built-in under stairs cupboard. Integrated: washing machine, dishwasher, and eye-level double oven. Electric hob with extractor fan over. Patio doors leading to rear garden.

First Floor landing: Access to boarded loft space with pull down ladder.

Bedroom 1: Radiator. Double-glazed windows to front aspect. Two fitted wardrobe cupboards.

Bedroom 2: Radiator. Double-glazed windows to rear aspect. Fitted wardrobe cupboards.

Bedroom 3: Radiator. Double-glazed windows to front aspect.

Bathroom: wash hand basin set in a vanity unit. Push button W.C. L shaped bath with shower screen and electric Mira shower over. Panelled bath. Tiled walls. Double-glazed window to rear aspect.

Outside:

South Facing Rear Garden: mainly laid to lawn and decking seconded by sleepers and planted beds.

Front Garden: Laid to lawn with planed beds and path to front door.

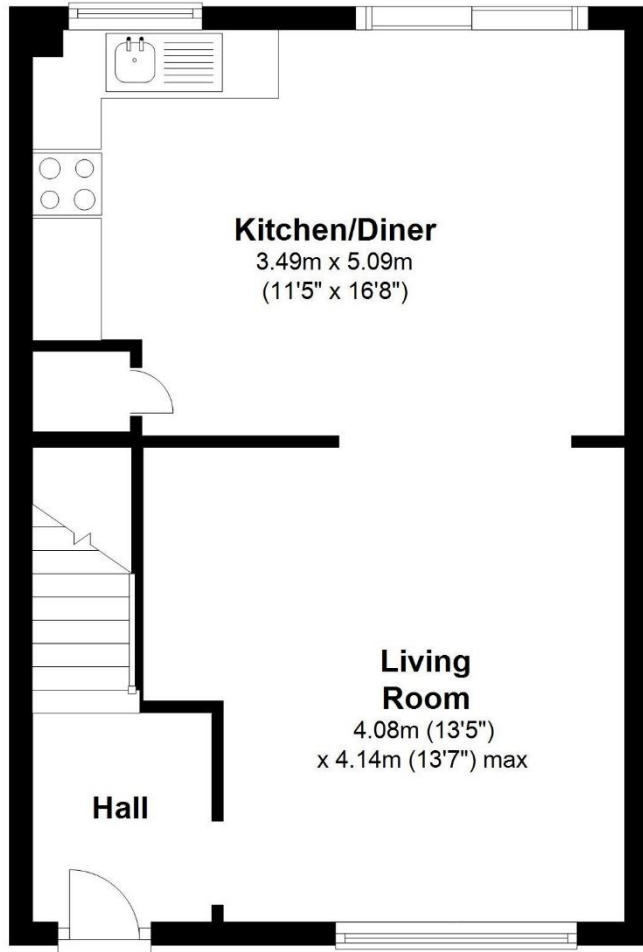
Garage: Located in the garage compound which backs on to the rear garden.

Agents Notes:

Council Tax Band: C

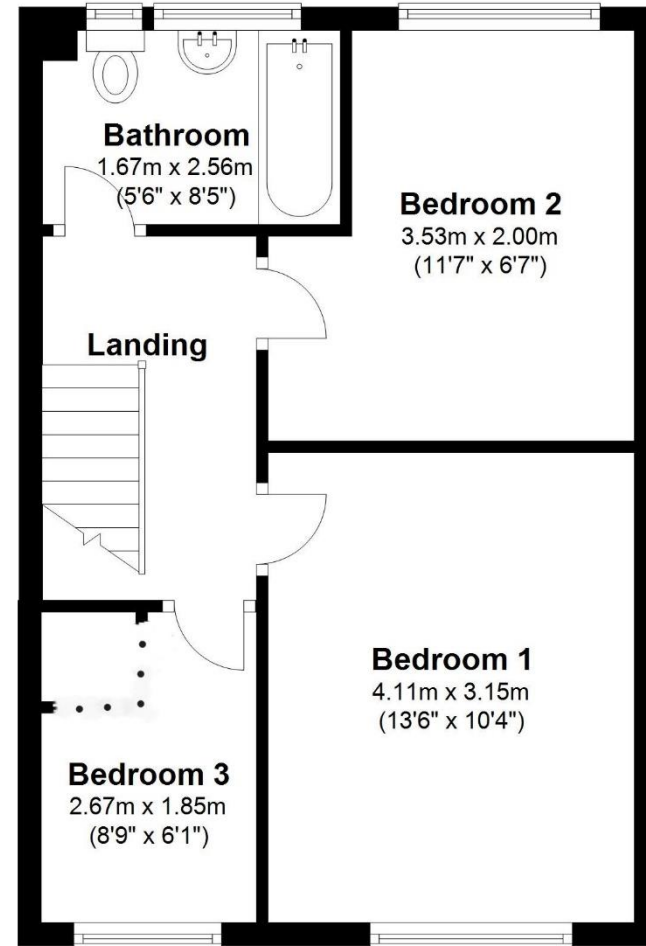
Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

Produced and copyright Osborn Humphreys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale.

Plan produced using PlanUp.



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 | 66 | |
| (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.