



Osborn  
*Frankling*

**Priory Field, Upper Beeding, West Sussex BN44 3HU**

**Offers In Excess of: £500,000 (Freehold)**

## Semi-Detached Three / Four Double-Bedroom House

No Chain | Extended Kitchen, Dining, Living Room (2023)

Utility Room (2023) | Ground Floor Shower Room (2023) | New Central Heating System (2023)

Main Bathroom with Separate Shower Enclosure

Stunning Views over the South Downs

Potential for Driveway (subject to Planning Consents) | Garden Office / Studio (2021)

Total Floor Area: 139.9 Sq.M / 1506 Sq.Ft

Osborn Frankling are delighted to offer this beautifully-presented and recently-refurbished 1950s house located within a stone's throw of the 'outstanding' Upper Beeding Primary School, and the riverbank, along with stunning countryside walks. This property has recently undergone refurbishment giving an open plan living, dining and kitchen area, with separate utility room, ground-floor shower room, lounge, and family room / bedroom 4. Upstairs there are 3 double bedrooms and a family bathroom. Outside there is a patio area, lawned garden and home office with power along with a decked veranda. To the front is screened by hedging and lawned giving potential of a driveway (subject to planning consents).

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 and Steyning offer good road links to the coast and the mainline railway station at Shoreham by Sea, 5 miles distant, with rail services along the coast, to Gatwick and London Victoria. Brighton is approximately 10 miles and Worthing 8 miles. Local bus services run regularly to Brighton and Hove, Burgess Hill, Hassocks, Horsham via Henfield and Pulborough via Storrington. Horsham, Gatwick and London are accessible via the A24 and M23.





**Accommodation comprises:** UPVC front door leading to:

**Entrance Hall:** Radiator. Understairs cupboard. Stairs to first floor. Oak flooring. Doors to:

**Lounge:** Double-glazed window to front aspect with views of the South Downs. Radiator. TV point.

**Family Room / Bedroom 4:** Original feature fireplace with open coal fire (not used). Double-glazed window to front with dual aspect and views of the South Downs.

**Open-Plan Kitchen, Dining & Living Room (2023):** Comprising wall and base units with laminated work surfaces. Integrated electric oven with induction hob, and dishwasher. Space for fridge-freezer. Sink and drainer unit with mixer tap. Aluminium three-panel sliding doors to rear garden. Built-in storage cupboards housing the central heating combination boiler (fitted 2023). Oak flooring with underfloor central heating.

**Utility Room:** Wall and base units with laminated work surfaces. Space for washing machine and tumble dryer. Sink and drainer unit. Double-glazed window. Tiled walls and floor.

**Shower Room (2023):** Pedestal wash hand basin. Low-level WC. Shower enclosure with two-part rain shower. Tiled wall and floor.

**Stairs to First Floor:** Landing area. Double-glazed window. Access to partly-boarded loft with pull-down ladder.

**Bedroom 1:** Double-glazed window to front aspect with stunning views of the South Downs. Radiator.

**Bedroom 2:** Double-glazed window with dual aspect and stunning views of the South Downs. Radiator.

**Bedroom 3:** Double-glazed window to rear aspect. Radiator.

**Bathroom:** Double-glazed window to rear aspect. Heated towel rail. Shower enclosure with two-part rain shower. Panelled bath. Sink set in a vanity unit. WC. Tiled walls.

## Outside

**Front Garden:** Laid to lawn and enclosed by hedging.

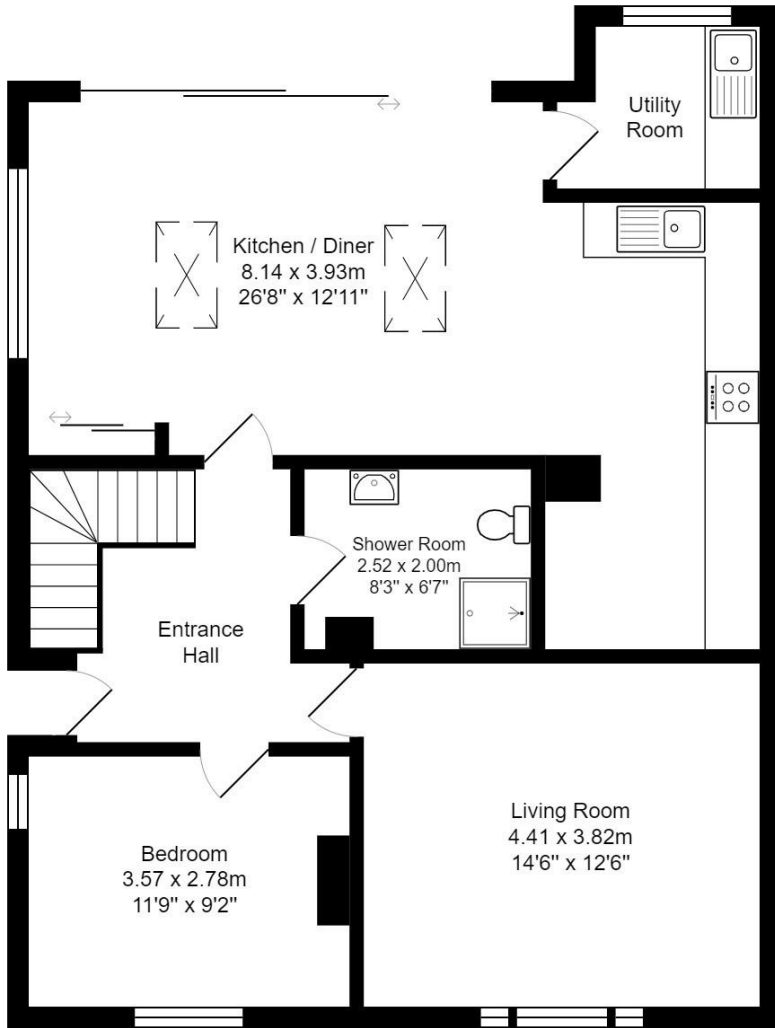
**Rear Garden:** Low Maintenance, mostly laid to lawn with a full-width sandstone patio. Mature plantings.

**Home Office/ Studio:** Built 2021 with power, lighting, electric heater and Ethernet socket. Double-glazed patio doors to decked veranda.

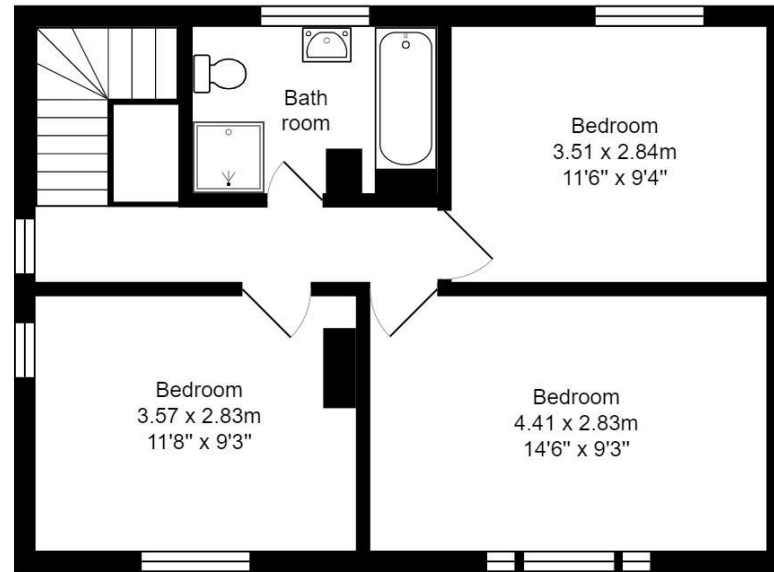
**Potential Driveway - subject to planning consents**

**Council Tax Band: C**

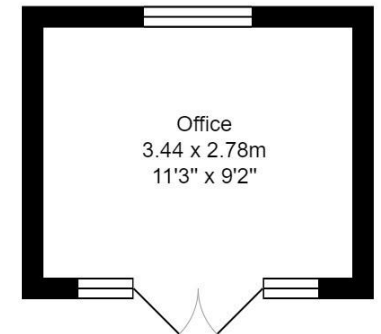




Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>



Area: 47.5 m<sup>2</sup> ... 511 ft<sup>2</sup>




Area: 9.6 m<sup>2</sup> ... 103 ft<sup>2</sup>

Priory Field, Upper Beeding, BN44 3HU

Total Area: 139.9 m<sup>2</sup> ... 1506 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 for further information or to arrange a viewing.

*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.*

**Osborn Frankling Estate Agents**

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

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