



Osborn
Frankling

Saltings Way, Upper Beeding, West Sussex BN44 3HU

Offers In Excess of: £475,000 (Freehold)

Four Bedroom Detached House

Kitchen & Breakfast Room | Living & Dining Room | Ground Floor Wet Room

In Need of Modernisation

West Facing Rear Garden Backing onto Open Countryside

Driveway leading to Double Garage

Total Floor Area: 135.2 Sq.M/ 1456 Sq.Ft

Osborn Frankling are delighted to offer this four-bedroom detached house in need of some modernisation. The property is ideally situated backing onto open countryside. Accommodation comprises: Kitchen, Living/dining room with triple patio doors to rear garden. Ground floor cloakroom/wet room. Four first floor bedrooms and family bathroom. Front garden, laid to lawn, and driveway, leading to double garage. The west facing rear garden backs onto open countryside.

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: Double-glazed window. Understairs cupboard. Stairs to first floor landing.

Kitchen: Comprising wall and base units, with laminate worktops. Eye-level double oven, with electric hob and extractor fan over. One and a half bowl sink and drainer unit, with mixer taps. Space for washing machine, dishwasher, and fridge/freezer. Serving hatch to dining area. Double-glazed window to front. Door to side aspect.

Living /Dining Room: Triple double-glazed sliding patio doors to rear garden. Double-glazed window to both sides

Cloakroom/Wet Room: Concealed cistern W.C. Shower. Double-glazed window. Tiled walls and floor.

Stairs to First Floor Landing: Double-glazed window. Airing cupboard. Doors to:

Bedroom 1: Double-glazed window to front. Fitted wardrobe cupboards.

Bedroom 2: Double-glazed window to rear, with views over open countryside and the South Downs

Bedroom 3: Double-glazed window, with views over the South Downs

Bedroom 4: Double-glazed window to side and rear, with views over open countryside and the South Downs.

Family Bathroom: Wash hand basin. W.C. Bath. Tiled walls. Double-glazed window



OUTSIDE

Front Garden: Laid to lawn.

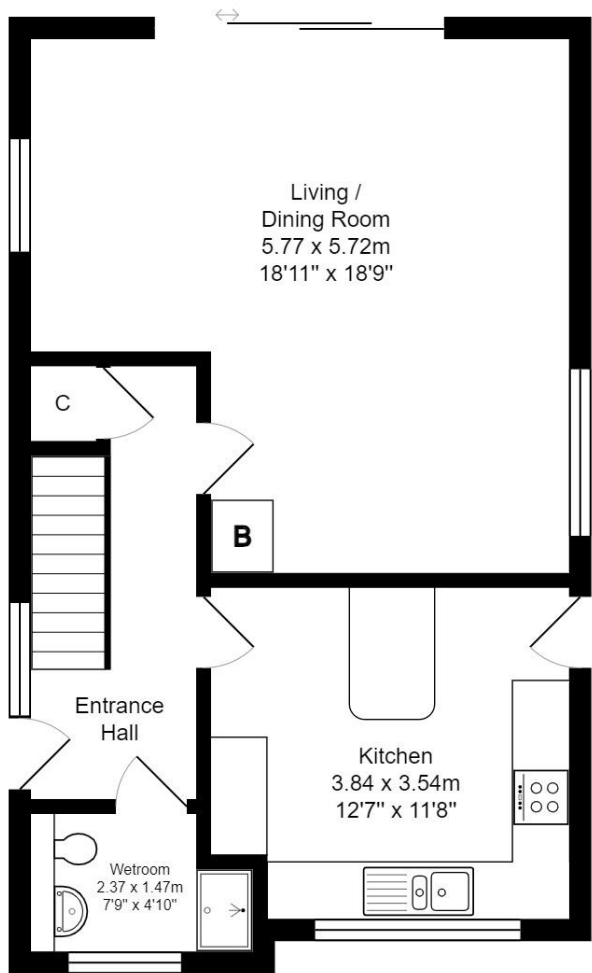
Driveway: with parking for approximately two vehicles, leading to:

Double Garage: with up 'n' over door.

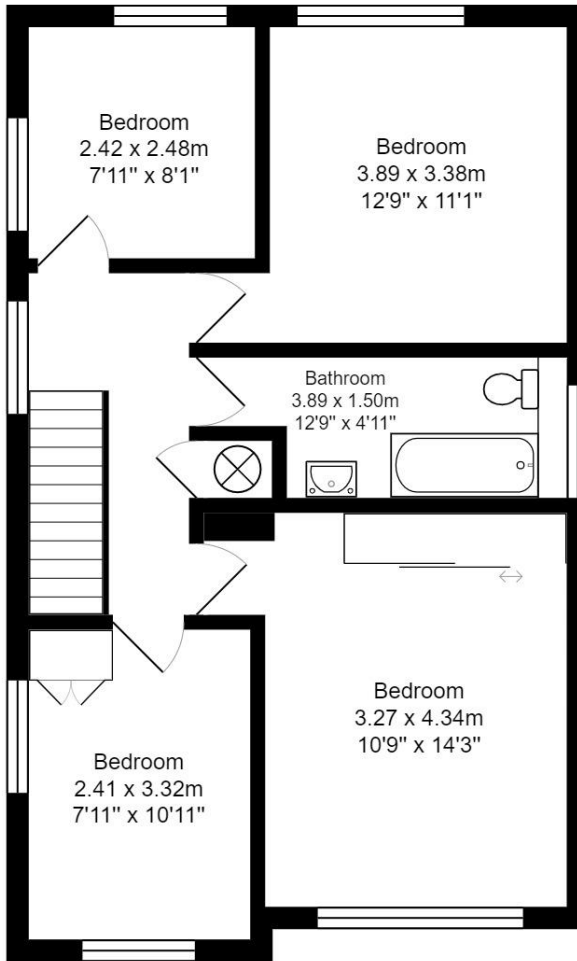
West Facing Rear Garden: Mainly laid to lawn, with patio area and mature planted beds. Backing on to open countryside.

Council Tax Band: D

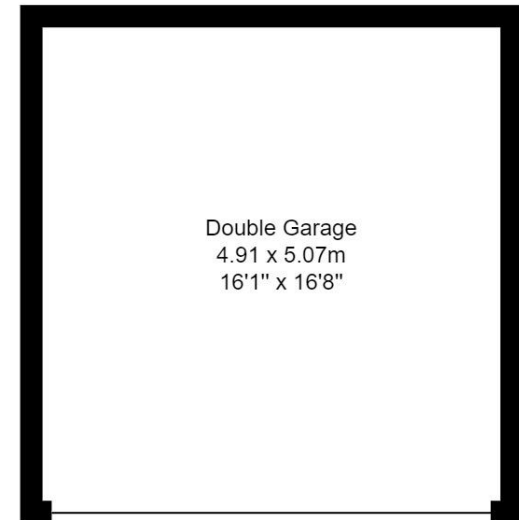




Area: 55.2 m² ... 594 ft²



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Area: 24.9 m² ... 268 ft²


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Total Area: 135.2 m² ... 1456 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	81	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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

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