



Osborn  
*Frankling*

**Church Close, Upper Beeding, West Sussex BN44 3RW**

**£375,000 Freehold**



- Two Bedroom Semi-detached Bungalow
- Two Allocated Parking Spaces
- Double-glazed Conservatory
- South Facing Garden
- Modern Kitchen & Bathroom
- Total Area Approx: 68.1 Sq.M/ 733 Sq.Ft

Osborn Frankling are delighted to offer for sale this semi-detached bungalow. Accommodation comprises: Living Room. Dining Room/Bedroom 2. Kitchen. Bedroom and Bathroom and benefits from double-glazed conservatory leading to south facing rear garden. Two allocated parking spaces.

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 Front door leading to:

**Inner Porch:** Leading to:

**Entrance Hall:** Radiator. Built-in airing cupboard, housing hot water tank. Access to partly boarded loft via pull down ladder.

**Living Room:** Radiator. TV and telephone point. Electric feature fireplace. Sliding doors leading to Conservatory.

**Conservatory:** Double-glazed windows. Sliding doors to rear garden.

**Kitchen:** Comprising a range of wall and base units, with laminate work surfaces. Space for range oven, with extractor fan over. One and a half bowl sink and drainer unit, with mixer taps. Integrated fridge/freezer. Tiled walls. Double-glazed window to rear aspect.

**Dining Room/Bedroom 2:** Double-glazed window to front aspect.

**Bedroom 1:** Double-glazed window to front aspect. Two double built-in wardrobe cupboards.

**Bathroom:** Wash hand basin set in a vanity unit. Concealed cistern W.C. Bath, with power shower over. Double-glazed window to rear. Tiled walls. Radiator/heated towel rail. Building-in cupboard housing plumbed in washing machine.

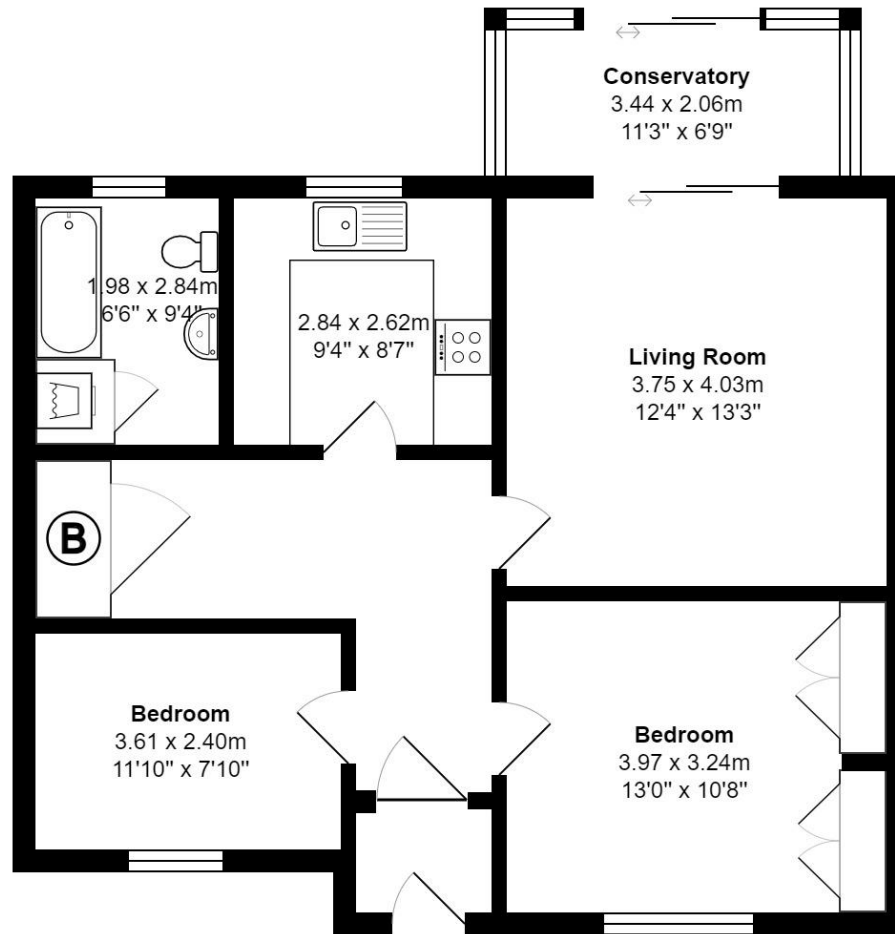
## OUTSIDE

**Rear Garden:** Laid to patio, with raised planted beds, shed seating shelter. Gate to side leading to two allocated parking spaces.

**Front Garden:** Planted Beds.

**Agents Notes:**

**Council Tax Band: C**



Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Copy Right Osborn Frankling



## Osborn Frankling Estate Agents

## EPC to Follow

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

**Steyping Office:** 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888



*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.*