



Osborn
Frankling

Deacons Way, Upper Beeding, West Sussex BN44 3HQ

£400,000 (Freehold)

- **4 Bedroom Semi-detached Chalet Bungalow**
- **2 Reception Rooms**
- **Gas fired Central Heating**
- **New Boiler 2016**
- **Loft Extension done 2016**
- **New Bathroom 2016**
- **South Facing Garden**
- **Total Floor Area Approx 99.3 sq m/1069 sq ft**

Four-bedroom semi-detached chalet bungalow located within easy reach of Upper Beeding's 'Outstanding' Primary School, local shops, and amenities. The property offers spacious living accommodation, driveways and a south facing rear garden.

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: Composite front door.

Entrance Hall: Radiator. Doors to:

Living Room: Radiator. Double-glazed windows overlooking front. Television points. Oak Bi-fold doors leading to:

Dining Room: Bi-fold door leading to garden. Radiator. Stairs to first floor.

Kitchen: Comprising a range of wall and base units, with laminated work surfaces. Integrated gas oven. Gas hob, with extractor fan over. Ceramic sink and drainer unit, with mixer taps. Space for washing machine, dish washer and fridge/freezer. Tiled walls. Door and window overlooking rear garden. Radiator.

Shower Room: Pedestal wash hand basin. Shower enclosure. Radiator/heated towel rail. Airing cupboard. Double-glazed window to side.

Cloakroom: W.C. Double-glazed window to side aspect. Tiled walls.

Stairs to First Floor Landing:

Bedroom 1: Radiator. Velux double-glazed window to front. Built-in bespoke wardrobe and storage cupboards. Eaves storage space.

Bedroom 2: Radiator. Double-glazed window to rear.

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

Bedroom 4: (ground floor) Radiator. Double-glazed bay window to front

Family Bathroom: Wash hand basin set in a vanity unit. Concealed cistern W.C. Panelled bath, with shower over. Double-glazed window to rear. Tiled walls and floor. Radiator/heated towel rail.

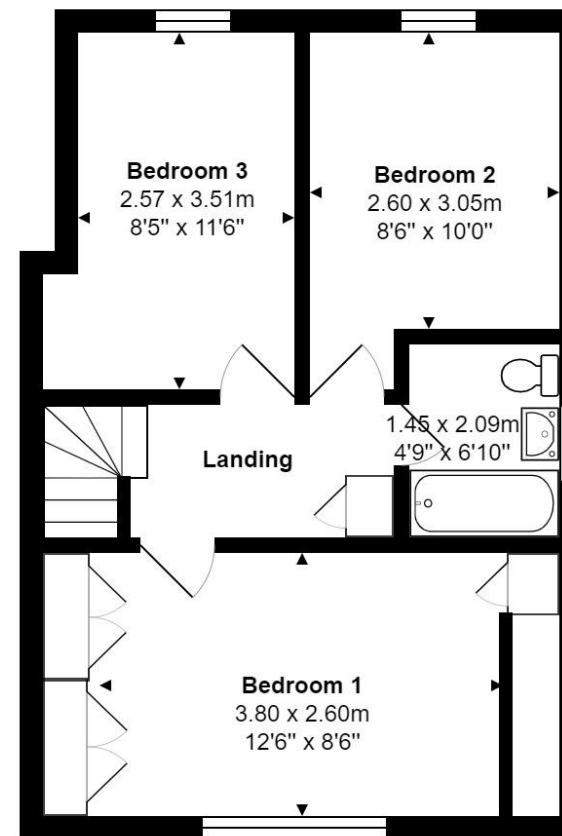
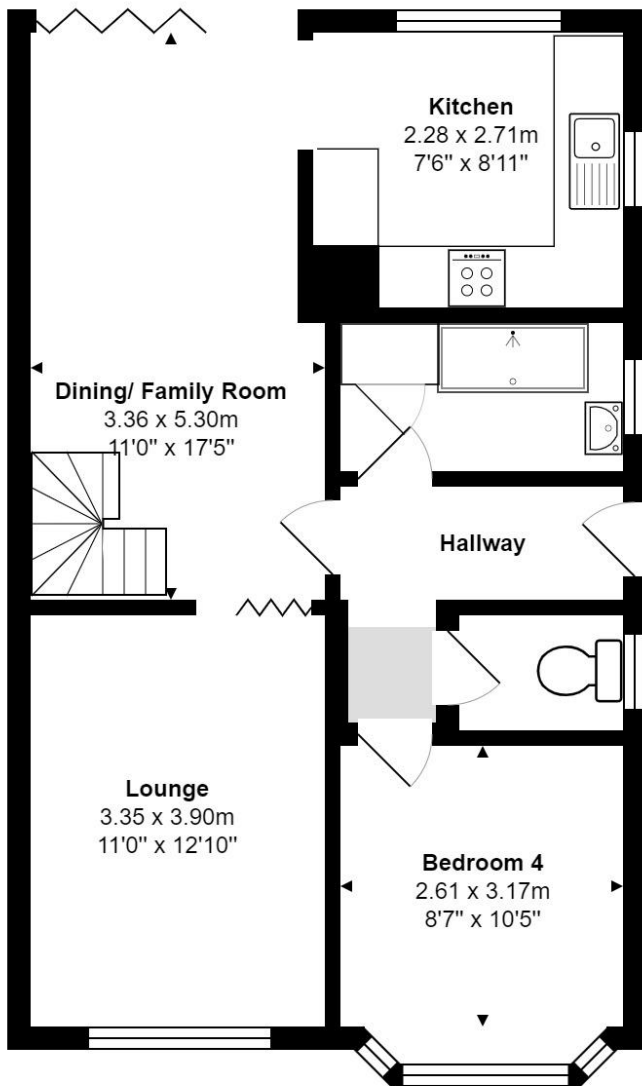
Outside:

Driveway: Shared access to the rear of the property with private driveway to front laid to paving and shingle

South Facing Rear Garden: Mainly laid to lawn with a tiled patio. Space for trampoline/shed. Enclosed by fencing. Gate to side and front

Agents Notes:

Council Tax Band: D



Total Area: 102.4 m² ... 1103 ft²

All measurements are approximate and for display purposes only



Osborn Frankling Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(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.