



Osborn
Frankling

Countryside Farm Park, Upper Beeding, West Sussex BN44 3HF

Offer In Excess of: £168,000 (Perpetual Lease)

- **Two Bedroom Park Home**
- **Newly Renovated over the past 4 years**
- **New Kitchen 2020**
- **New Bathroom 2020**
- **New Boiler & Gas Fired Central Heating 2020**
- **Mains Gas**
- **Fully Insulation 2020 (with certificate of completion from Horsham District Council)**
- **Total Area Approx: 42.2 Sq.M/ 454 Sq.Ft**

Osborn Frankling are delighted to offer for sale this beautifully presented park home, which is offered in excellent decorative condition with new kitchen, bathroom and gas fired central heating system.

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 to

Entrance Hall: Doors to:

Open Plan Kitchen, Living and Dining Area: Double-glazed windows to both sides and rear aspect. Utility cupboard with space for tumble dryer and wall mounted boiler. UPVC door leading to rear garden.

Kitchen: Comprising a range of wall and base units, with laminated work surfaces. Electric oven and gas hob. One and half bowl sink and drainer unit. Space for washing machine and fridge/freezer.

Bedroom 1: Double-glazed windows to front aspect. Radiator.

Bedroom 2: Double-glazed windows to side aspect. Radiator. Fitted full length wardrobe cupboards.

Bathroom: Wash hand basin set in a vanity unit. Push button W.C. Shower enclosure. Double-glazed window to side aspect. Heated towel rail/radiator. Tiled floor.

Outside:

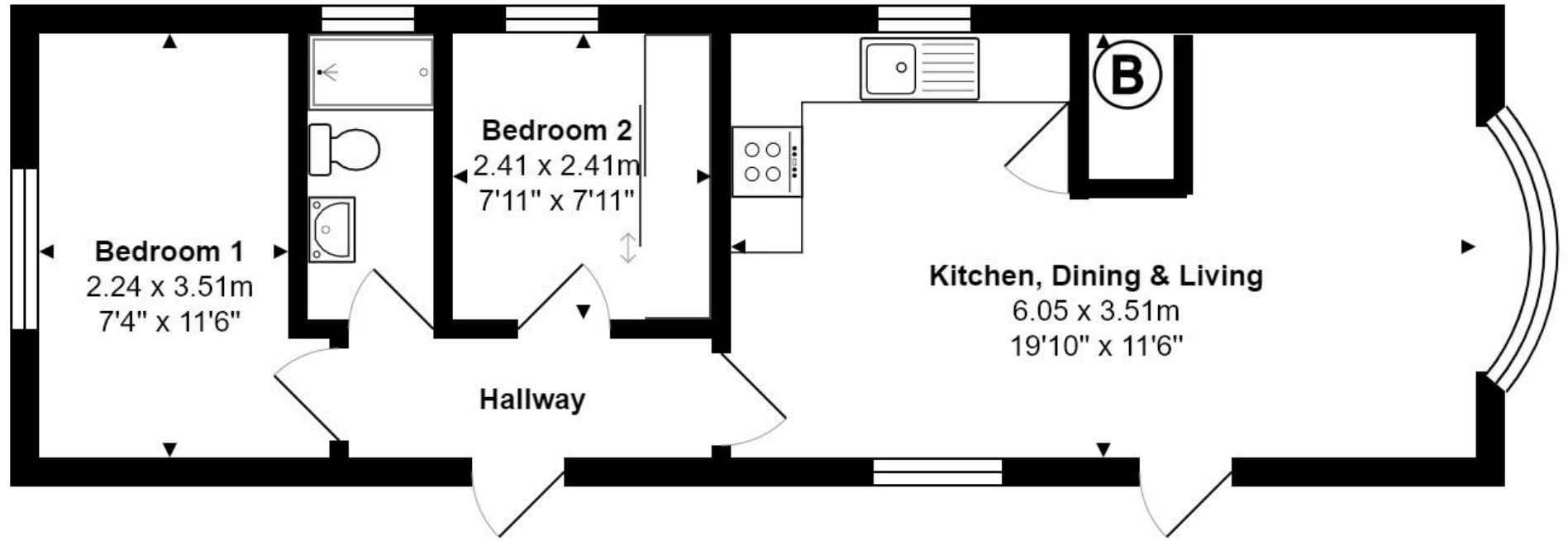
Garden to side & Rear: Laid to lawn. Patio area with mature plantings and composite decked veranda.

Parking: waiting list for allocated parking or first come first serve.

Agents Notes:

Council Tax Band: A

Ground Rent: £187.94 per calendar month



Total Area: 42.2 m² ... 454 ft²

All measurements are approximate and for display purposes only



Osborn Frankling Estate Agents

EPC Exempt

www.sellinghomes.co.uk

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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.