



Osborn
Frankling

Church Lane, Upper Beeding, West Sussex BN44 3HP

Offers In Excess of: £700,000 (Freehold)

Detached Four Bedroom 1930's Chalet Bungalow

Four Double Bedrooms | Office Area | New Boiler 2019

New Double-glazed Windows 2023 | Ground Floor Bathroom | Close to Countryside Walks and The Downs Link

Block Paved Driveway | West Facing Rear Garden | Workshop & Log Cabin

Total Floor Area: 132.8 Sq.M / 1429 Sq.Ft

Beautiful 1930s four-bedroom extended detached chalet bungalow situated close to the Downs link, which passes through the village, offering lovely countryside and river walks, plus cycle paths. This unique and characterful property offers excellent living accommodation comprising, living room, bespoke conservatory, kitchen, inner lobby/study area. To the outside of the property there is wonderful cottage style garden, with mature trees shrubs and plantings and two patio areas. The property also benefits from a log cabin and an extensive workshop. To the front of the property there is a handmade cast iron gate leading to a block paved driveway, with a flint wall, and circular lawned area with a large 'Sussex black & white' stone feature.

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: Wooden front door leading to:

Entrance Porch: Double-glazed windows to side aspect. Cupboard. Door to:

Living Room: Two double-glazed windows to front & side aspect. Radiator. TV point.

Kitchen: Comprising a range of wall and base units, with wooden and tiled work surfaces. Space for range style oven, washing machine, dishwasher, tumble dryer and fridge/freezer. Tiled walls. Built-in cupboard.

Conservatory: Bespoke timber framed, with half brick walls. Double-glazed windows to three sides. Two sets of French doors.

Ground Floor Bathroom: Wash hand basin. W.C. Double-glazed window to side aspect. Bath, with power shower over. Tiled walls. Radiator/heated towel Rail.

Inner Hallway/Study Area: Bespoke fitted cupboards and shelving unit. Built-in cupboard housing the electric meters. Telephone point.

Bedroom 2 (Ground Floor): Double-glazed window to rear aspect. Built-in cupboard housing gas boiler and hot water cylinder.

Bedroom 3 (Ground Floor): Double-glazed window to front aspect. Radiator.

Landing area. Velux window. Doors to:

Bedroom 1 (first floor): Fitted wardrobes. Double-glazed window & Velux windows to rear, with views towards the Round Top Hill and South Downs.. Eaves storage space. Radiator.

Bedroom 4 (first floor): Double glazed window to front, with views of Truleigh Hill and the South Downs. Radiator. Eaves storage space. Sink set into a vanity unit.

Shower Room: Shower enclosure, with power shower. Wash hand basin set in a vanity unit. W.C. Tiled wall. Double glazed window to side.

Council Tax Band: E



Outside

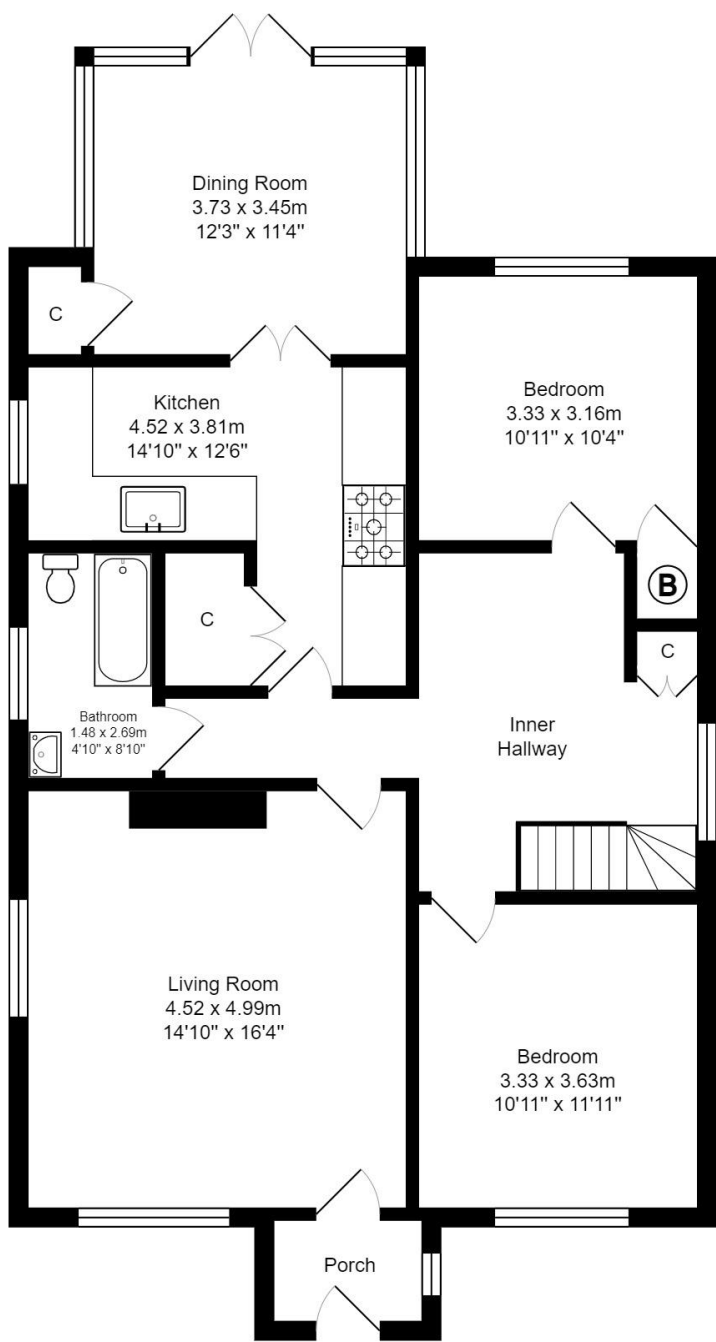
Front Garden and Driveway: Enclosed by a flint wall to front, with handmade cast iron gates leading to a block paved driveway. There is a circular lawned area, with a 'Sussex black & white' stone feature. Beautiful array of mature plants, shrubs, and trees. Curved steps leading to the front door, and access on two sides.

West Facing Rear Garden: Beautifully presented over three areas. At the back of the bungalow there is a block paved patio, pond, and side access, with gate to the front on both sides. In the middle garden there is a brick shed, with log store and a circular patio area and lawn. To the rear the gardens is laid to lawn with an area laid to decking leading to the log cabin and composting area.

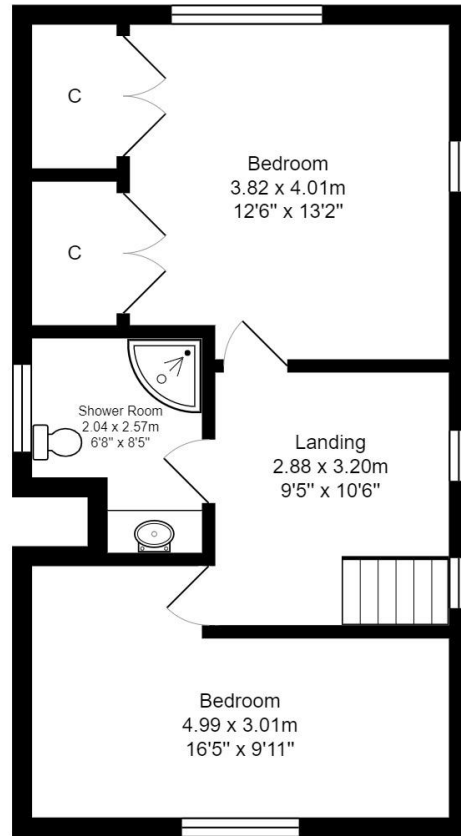
Workshop/ Timber Garage: Two sections: one for storage/garaging and the rear area has wall & base units and laminated work surfaces. Power and lighting.

Log Cabin: Insulated with power and lighting.

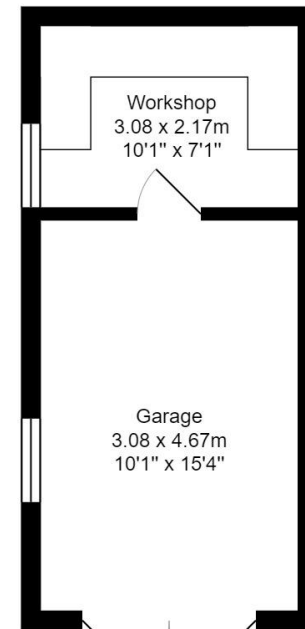




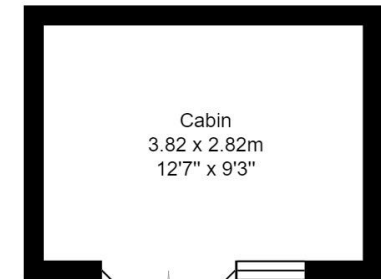
Area: 101.3 m² ... 1090 ft²



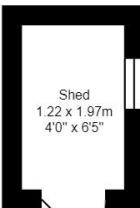
Area: 46.5 m² ... 501 ft²



Area: 21.5 m² ... 232 ft²



Area: 10.8 m² ... 116 ft²



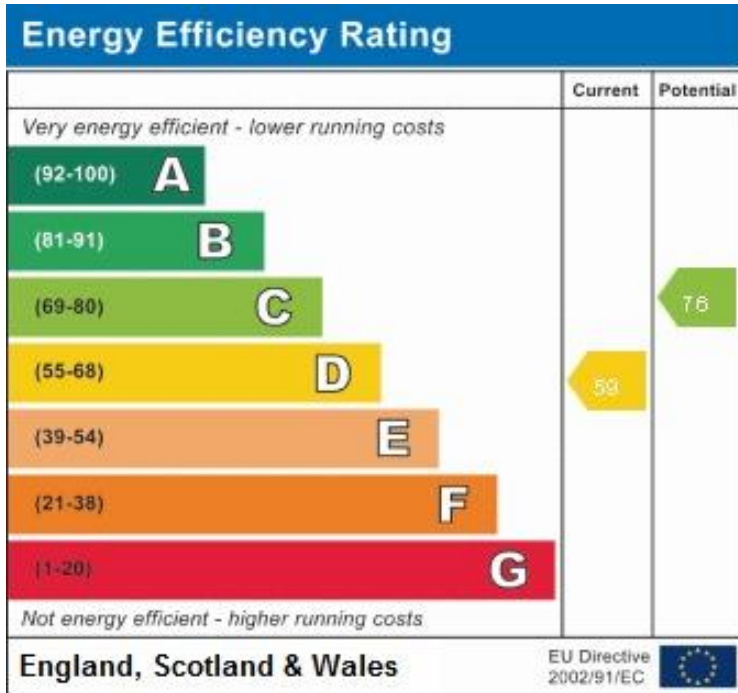
Area: 2.4 m² ... 26 ft²

Church Lane, Upper Beeding, BN44 3HP

Total Area: 182.5 m² ... 1964 ft²

All measurements are approximate and for display purposes only.





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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