



Dacre Gardens, Upper Beeding, West Sussex BN44 3TD

Offers In Excess of: £425,000 (Freehold)

Well Presented Four Bedroom Terrace House

Arranged over 3 Floors | Stunning Views Towards the River Adur and South Downs

Living Room | Kitchen/Dining Room Installed 2023 | Cloakroom

En-suite (installed 2022) and Walk in Wardrobe to Bedroom 1 | Family Bathroom Installed 2023

Tiered Rear Garden with Views of the South Downs | Off Street Parking

Total Floor Area: Sq.M 103.2/ 1111 Sq.Ft

Osborn Frankling are delighted to offer for sale this four-bedroom terrace house built 2001, which is arranged over three floors. The property is very well presented and offers stunning views towards the River Adur and the South Downs. Accommodation comprises: Living Room, Kitchen/Dining Room which was Installed in 2023 and ground floor cloakroom. Three first floor bedrooms and family bathroom installed 2023. Bedroom 1 in on the second floor and offers en-suite shower room which was installed in 2022, a walk-in wardrobe and stunning far reach views. To the outside of the property there is a tiered rear garden, with views towards the River Adur and South Downs. To the front of the property there are 2 allocated parking spaces.

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 leading to:

Entrance Hall: Radiator. Stairs to First Floor Landing:

Living Room: Radiators. Bay window, with stunning views towards the South Downs. TV and telephone points.

Kitchen/Dining Room: Comprising a range of wall and base units, with laminate worksurfaces. Electric oven and induction hob, with smart extractor fan over. Sink and drainer unit, with mixer taps. Space for washing machine, dishwasher and fridge/freezer. Tiled walls. Wall mounted boiler in cupboard. Radiator. Double-glazed window to rear. Patio door to courtyard.

Cloakroom: Wash hand basin. Push button W.C. Tiled walls.

Stairs to First Floor Landing:

Bedroom 2: Radiator. Two double-glazed windows, with far reaching views of the South Downs and River Adur. Double wardrobe cupboard.

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

Bedroom 4: Radiator. Double-glazed window to rear. Wardrobe area.

Family Bathroom: Wash hand basin set in a vanity unit. Push button W.C. 'L' shaped bath, with rain head shower over. Radiator/heated towel rail. Tiled walls.

Stairs to Second Floor:

Bedroom 1: Radiator. Two double-glazed windows. Velux window, with far reaching views of the River Adur and South Downs. Television point. Walk-in wardrobe.

En-suite: Wash hand basin set in a vanity unit. Push button W.C. Shower enclosure. Tiled walls. Radiator/heated towel rail. Extractor fan.



Outside:

Rear Garden: Courtyard area with steps to Planted bed and area laid to lawn. Further steps to decked area, with stunning views and area laid to lawn, with shed and access to woodland area.

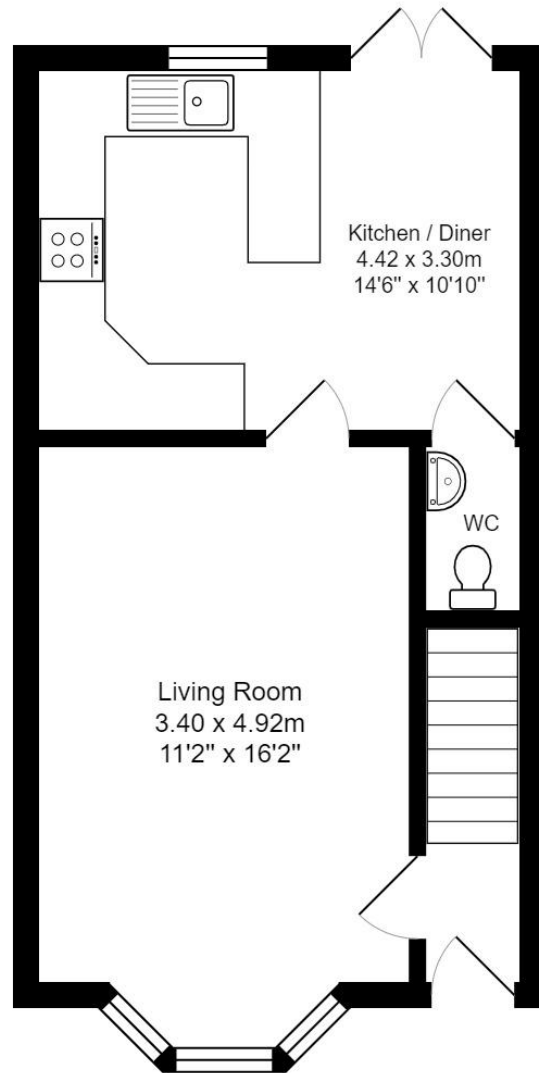
Front Garden: Steps to walkway, with cast iron railing.

Parking: Allocated parking for two vehicles

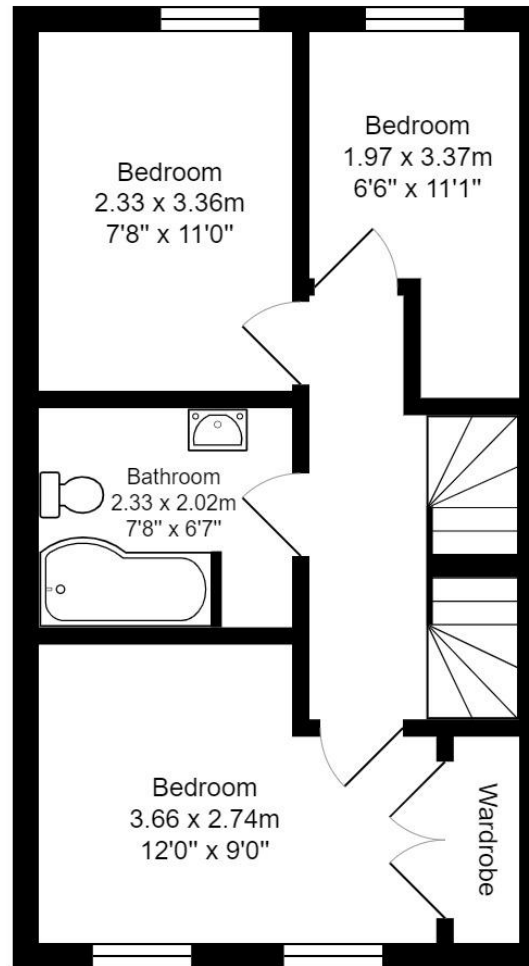
Agents Notes: There is a septic tank for all 6 properties built in 2001. The cost for this is £40 pcm. (this reduces the cost of the water bill) This also covers maintenance for the steps, cast iron railing walkway and parking area.

EPC Rating: 'C' Tax Band: C

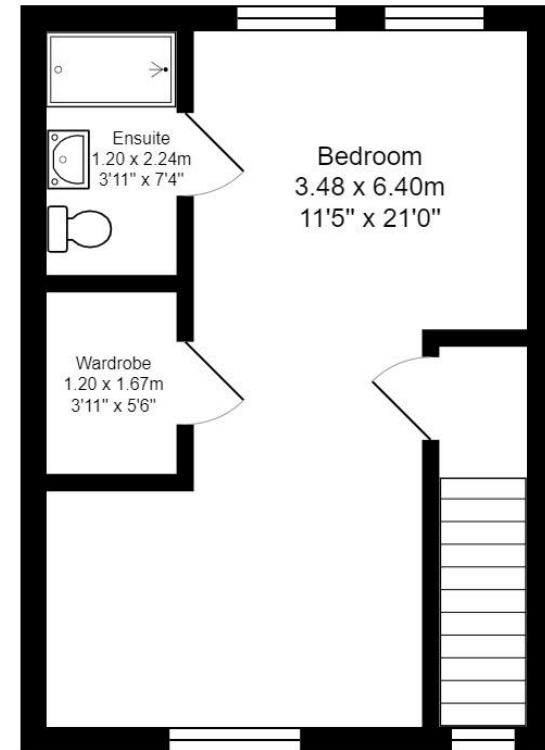




Area: 37.9 m² ... 408 ft²



Area: 37.0 m² ... 399 ft²



Area: 28.3 m² ... 304 ft²

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Total Area: 103.2 m² ... 1111 ft²

All measurements are approximate and for display purposes only.

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Viewing: Strictly Through Osborn Frankling

Please call/ Email: 01903 814888/ info@sellinghomes.co.uk - 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.



