



Osborn
Frankling

College Road, Steyning, West Sussex BN44 3TB

£325,000 (Freehold)

- **Two Double-bedroom Semi-detached House**
- **Vendors Suited with No Further Chain Onwards**
- **Open Plan Kitchen, Dining & Living Room**
- **West Facing Rear Garden**
- **Garage in Compound**
- **Within Easy Reach of Beeding Hill & South Downs**
- **Gas Fired Central Heating**
- **Conservatory**
- **Total Area Approx: 788 Sq.M/ 73 Sq.Ft**

Osborn Frankling are delighted to offer for sale this attractive two double-bedroom end of terrace house constructed in the 1969s. The accommodation comprises: Porch, entrance hall, open plan lounge, kitchen and dining, conservatory, two bedrooms and bathroom. The west facing rear garden is laid to lawn & decking with access to the garage compound.

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.

Porch with UPVC Front door leading to:

Entrance Hallway: Stairs to first floor landing. Radiator. Metre cupboard.

Kitchen Area: Comprising a range of wall and base units, with granite worksurfaces. Range oven with gas hob, with extractor fan over. Ceramic butler sink with mixer taps. Spaces for fridge & freezer, dishwasher & washing machine. Tiled walls. Breakfast bar.

Living Room: Radiator. TV point. Double-glazed sliding door to rear garden.

Conservatory: Fully double-glazed with patio door to rear garden. Radiator.

Stairs to first floor landing: Access to boarded loft, with pull down ladder. Airing cupboard.

Bedroom 1: Radiator. Double-glazed window to front aspect. Built-in wardrobe cupboard.

Bedroom 2: Radiator. Double-glazed window to rear aspect with views of the south downs. Built-in wardrobe cupboard.

Bathroom: Pannelled bath with shower over. Built-in wash hand basin. Push button W.C. Radiator/ towel rail. Double-glazed window. Tiled Walls.

Outside:

Garage: Up n over door. Accessed via compound at the rear of the property.

Front Garden: Path to front door. Long garden with mature bushed trees and plantings.

West Facing Rear Garden: Laid to lawn. Decked area with power and lighting Rear and side access gate.

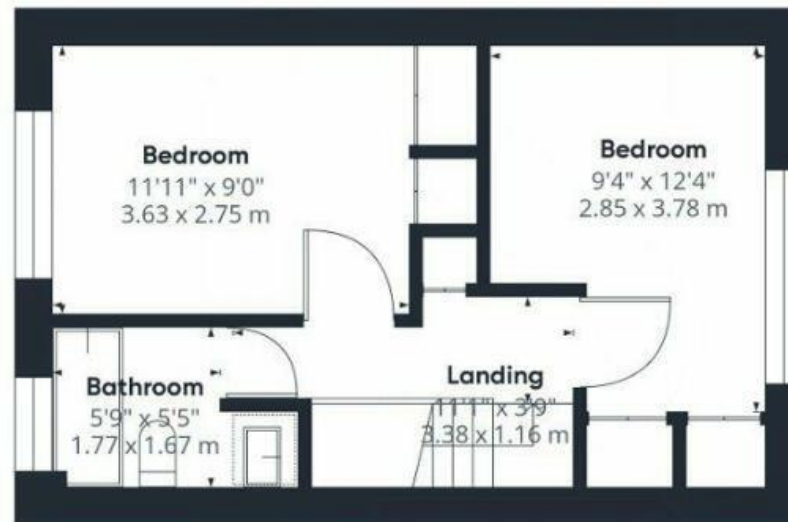
Agents Notes:

Council Tax Band: C

EPC Rating: C



Floor 0



Floor 1



Osborn Frankling Estate Agents

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.