



Osborn
Frankling

Undermill Road, Upper Beeding, West Sussex BN44 3JG

Offers in Excess of £450,000 (Freehold)

Four Bedroom Semi-detached House
West Facing Garden | Gas Fired Central Heating
Kitchen leading to Conservatory | En-Suite to Bedroom 1
Study Area | Extended Garage with Utility Area | Ample Parking
Total Floor Area: 149.1 Sq. M/1,604 Sq. Ft

Osborn Frankling are delighted to offer for sale this four-bedroom semi-detached house, within easy reach of the 'Outstanding' Upper Beeding Primary School and local amenities. The property comprises: Entrance porch, hallway, lounge, dining room/ study, conservatory, kitchen with utility area and cloak room. Three first floor bedrooms and family bathroom, and bedroom one on the second floor with En-suite shower room. The property also benefits from good sized west facing rear garden, double length (extended) garage and ample parking to front.

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: UPVC double- glazed porch with sliding door leading to:

Entrance Hall: Radiator. Understairs and meter cupboards. Cloaks storage Stairs to first floor landing.

Lounge: Double-glazed bay window to front. Television point. Radiators.

Dining Room/ Study Area: Double-glazed sliding door to:

Conservatory: UPVC double- glazed windows and patio doors. Radiator.

Kitchen: Comprising a range of wall and base unit, with laminate work surfaces. Space for: Freestanding electric oven, with electric hob and extractor fan over. Sink and drainer unit, with mixer taps. Space for dishwasher and fridge freezer. Tiled walls. Breakfast bar. **Utility area:** space for freezer.

Cloak Room: Wash band basin set in a vanity unit. W.C. Tiled walls and floor. Double-glazed window.

Stairs to First Floor Landing: Airing cupboard. Double-glazed window. Stairs to second floor bedroom.

Bedroom 1: Radiator. Two Velux windows overlooking Beeding Hill. Double-glazed window overlooking the rear garden and towards The South Downs. Bespoke fitted wardrobe cupboards.

En-suite: Wash hand basin set in a vanity unit. Concealed cistern W.C. Bath, with shower over. Tiled walls. Radiator/heated towel rail. Built-in cupboard housing pressurised hot water tank.

Bedroom 2: Radiator. Double-glazed window to front. Double wardrobe cupboards. Radiator.

Bedroom 3: Radiators. Double-glazed window to rear. Wardrobe cupboards.

Bedroom 4/ Study: Radiators. Double-glazed window front.

Family Bathroom: Wash band basin set in a vanity unit. W.C. Shower enclosure (Space and plumbing for separate bath). Tiled walls. Radiator/heated towel rail. Double- glazed window to rear.



Outside:

Rear Garden: Mainly laid to lawn and enclosed by fencing and trees, with mature planted beds with shrubs, bushes. Large area laid to patio.

Front Garden: Laid to lawn.

Double Garage: Roller electric door. Power and Lighting. Double glazed window and patio doors to rear garden. Space and plumbing for washing machine and tumble dryer.

Driveway: Block paved for 4/5 vehicle.

Agents Notes: EPC Rating: 'D' Tax Band: D





Ground Floor



First Floor



Second Floor

Total floor area 149.1 m² (1,604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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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.





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