



Osborn  
*Frankling*

Manor Road, Upper Beeding, West Sussex BN44 3TJ

£425,000 (Freehold)



- **Three-bedroom Semi-detached House**
- **New Kitchen & Bathroom (2023)**
- **New Gas Central Heating System & Boiler 2023**
- **New Electrics 2023**
- **News Double-glazed Windows (part) & Doors**
- **Rear Garden Backing on to Open Land**
- **Off Road Parking**
- **Within Easy Reach of Local Schools & Amenities**
- **Total Area Approx: 84.9 Sq.M/ 914 Sq.Ft**

Osborn Frankling are delighted to offer for sale this beautifully presented three-bedroom semi-detached house. The property has recently been renovated with new bathroom & kitchen, giving an open plan living, kitchen, dining room & utility area. The accommodation comprises: entrance hall, living, kitchen, dining & utility room, three bedrooms and bathroom. The rear garden backs on to open land and has been landscaped giving three separate usable areas, laid to patio, lawn and bark with mature plants, shrubs and bushes. To the front there is a lawned area, mature planting and block paved parking.

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 Comprising:** New Composite Front door leading to:

**Entrance Hall:** LVT flooring. Radiator. Double-glazed window. Stair to first floor.

**Living & Dining Room:** LVT flooring. Radiator. Double-glazed window to front aspect. Tv Point. Feature fireplace with oak mantle and log burner. Patio doors leading to rear garden.

**Kitchen:** LVT flooring. Comprising a range of wall and base units, with Oak worksurfaces. Electric oven and induction hob, with extractor fan over. Integrated dishwasher. Composite one and a half bowl sink and drainer unit with mixer taps. **Utility area:** Oak work surfaces Integrated fridge & freezer, washer dryer. Tiled walls. Storage/ understairs cupboard.

**Stairs to first floor landing:** Access to partly boarded loft, with pull down ladder.

**Bedroom 1:** Radiator. Double-glazed window to front aspect overlooking the South Downs and towards Chanctonbury Ring. Built-in wardrobe cupboards.

**Bedroom 2:** Radiators. Double-glazed window to front aspect overlooking the South Downs and towards Chanctonbury Ring. Built-in wardrobe cupboard and cupboard housing combination boiler.

**Bedroom 3:** Radiators. Double-glazed windows to rear aspect overlooking Beeding Hill.

**Bathroom:** Panelled bath with rain showers over. Wash hand set in a vanity unit. Concealed cistern W.C. Radiator/ towel rail. Double-glazed windows. Tiled Walls.

**Outside:**

**Parking:** Block paved.

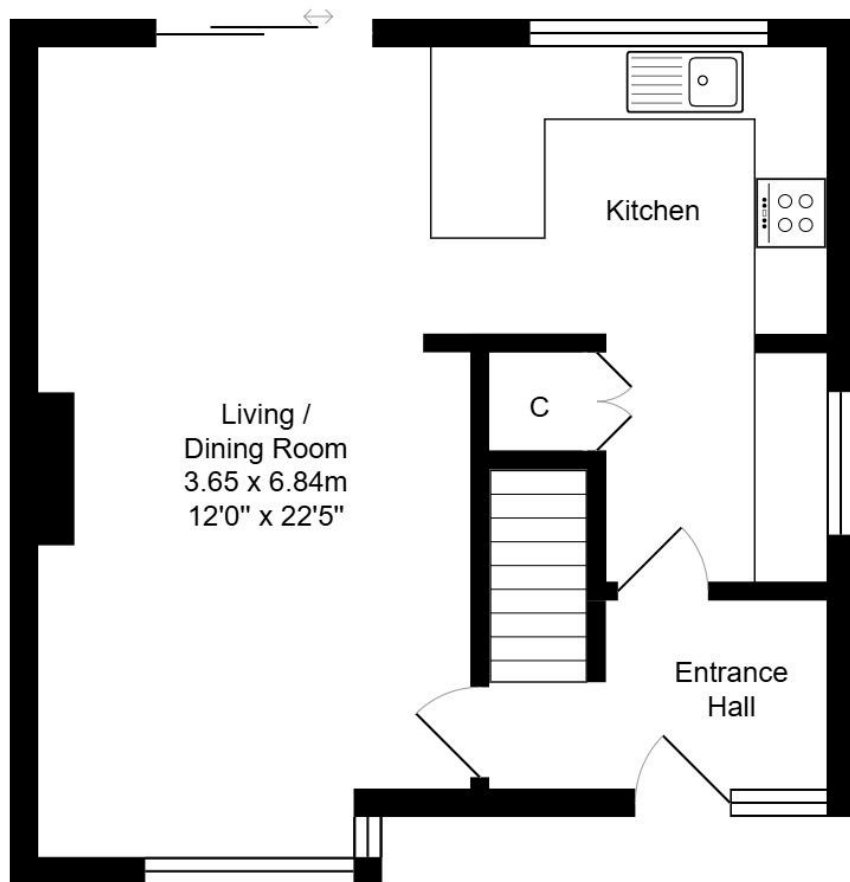
**Front Garden:** laid to lawn with planted bed and screen by hedging. Side access to rear garden.

**Rear Garden:** backing on to open land with three separate usable areas, laid to patio, lawn and bark with mature plants, shrubs and bushes.

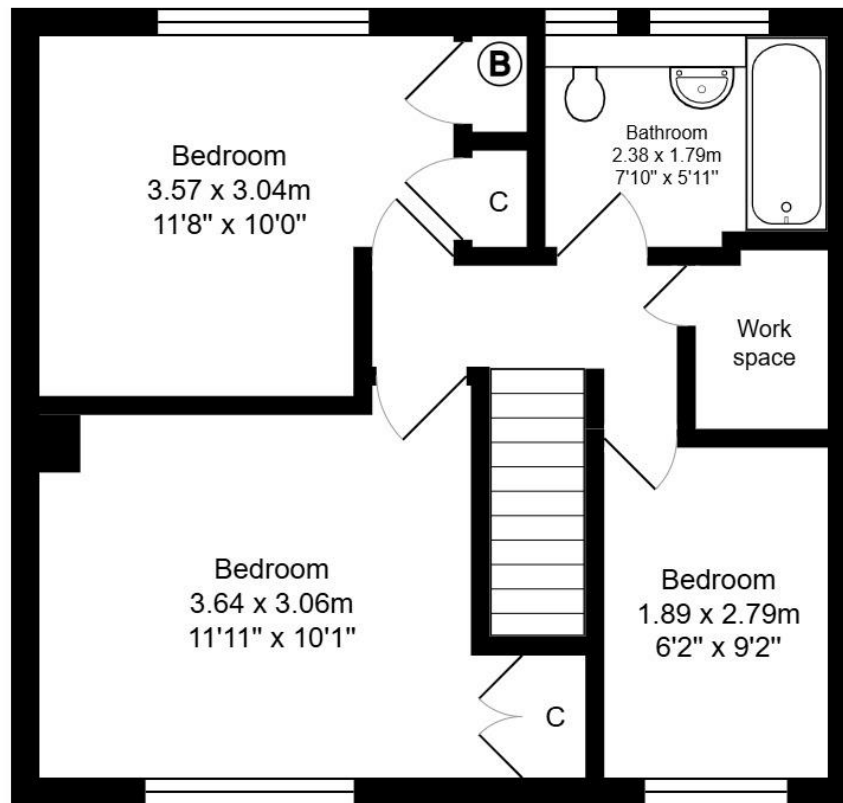
**Agents Notes:**

**Council Tax Band 'C'**

**EPC Rating: C**



Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>



Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>

Manor Road, Upper Beeding, BN44 3TJ

Total Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Copyright Oliverwiltshire.com



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

**Registered Office:** 41 Brunswick | Shoreham | West Sussex | BN43 5Wa | 01903 814888



*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.*