



Osborn
Frankling

Standen Court, Downsroft, West Sussex BN44 3SJ

£250,000 (Leasehold)

- **Two Double-Bedroom Apartment**
- **NEW Kitchen 2023**
- **NEW Shower Room 2023**
- **Communal Gardens**
- **Garage in Compound**
- **Within Easy of Local Amenities**
- **New Gas Boiler 2017**
- **Long Lease 123 Year**
- **Total Area Approx: 67.3 Sq.M/ 724.6 Sq.Ft**

This Spacious two-bedroom first floor flat was constructed in the mid-1980s and is offered in good decorative order and benefitting from views over parkland and communal gardens.

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 Comprises: Double-glazed Front Door leading to:

Entrance Hall: Stairs to first floor. Door to:

Living Room: Double-glazed window to rear, with views over parkland and communal gardens. Radiator. Door to:

Inner Hallway/ Dining Area: Two storage cupboards. Access to loft. Doors to:

Kitchen 2023: Comprising a range base units and tall unit, with laminated worktops. Space for: Fridge & freezer and washing machine. Eye level oven and induction hob with extractor fan over. Double-glazed window to rear, with views over parkland and gardens.

Bedroom 1: Double-glazed window to front. Radiator.

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

Shower Room: Large shower enclosure. W.C. Wash hand basin set in vanity unit. Tiled walls & flooring. Heating towel rail/radiator. Double-glazed window.

Garage situated in Nearby Block: Up and over door.

Agents Notes:

Lease: 122 Years Remaining

Maintenance: £1,200 (approximately)

Ground Rent: TBC

Council Tax: C

EPC Rating: C

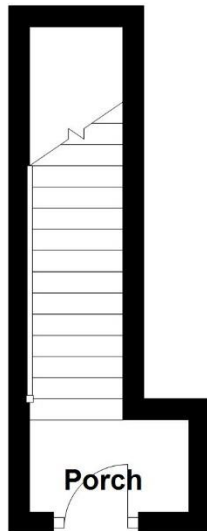
First Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Ground Floor

Approx. 4.6 sq. metres (49.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.6 sq. feet)

Produced and copyright Osborn Humphreys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale.

Plan produced using PlanUp.



Osborn Frankling Estate Agents

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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.