



71 Manor Road, Upper Beeding, West Sussex BN44 3TJ

OIEO £350,000 (Freehold)

- **Three-bedroom End of Terrace House**
- **In Need of Modernisation**
- **West Facing Rear Garden**
- **Potential for Off Road Parking (subject to consents)**
- **Within Easy Reach of Local Amenities**
- **Located at the Foot of the South Downs**
- **Double-glazed Windows**
- **Modern Wet Room**
- **Gas Line into the Property**
- **Total Area Approx: 98.1 Sq.M/ 1056 Sq.Ft**

Osborn Frankling are delighted to offer for sale this attractive three-bedroom end of terrace house constructed in the 1960s. The property is situated in a sought-after location within easy reach of the local amenities, Beeding Hill and the 'Outstanding' Upper Beeding Primary School and The Towers Secondary School. The accommodation comprises: Entrance Hall, cloakroom, lounge/dining room, kitchen, conservatory, three bedrooms and wet room with separate WC. The rear garden is laid to lawn with mature plants, shrubs and bushes. Gate to front access.

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.

UPVC Front door leading to:

Entrance Hall: Radiator. Stairs to first floor. Doors to:

Cloakroom: Low level WC. Double-glazed window to front aspect.

Lounge/Dining Room: Electric radiator. Double-glazed bay window to front aspect. Patio door to conservatory. Feature fireplace, with potential for open fire, subject to being serviced and un-blocked.

Kitchen Area: Comprising a range of base units, with laminated worksurfaces. Space for: freestanding electric oven and hob. Sink and drainer unit with mixer taps. Tiled walls. Two double-glazed windows. Patio door to:

Conservatory: Patio door to rear garden. Electric radiator.

Stairs to first floor landing: Access to loft.

Bedroom 1: Storage heater. Double-glazed window to front aspect, with views over the downs. Built-in wardrobe cupboard.

Bedroom 2: Storage heater. Double-glazed windows to rear aspect, with views of the South Downs and Chanctonbury Ring. Built-in wardrobe and separate airing cupboard.

Bedroom 3: Double-glazed window to front aspect.

Wet Room: Electric shower. Wash hand basin. Radiator/towel rail. Double-glazed windows. Tiled Walls and floor.

Separate WC: Double-glazed windows. WC.

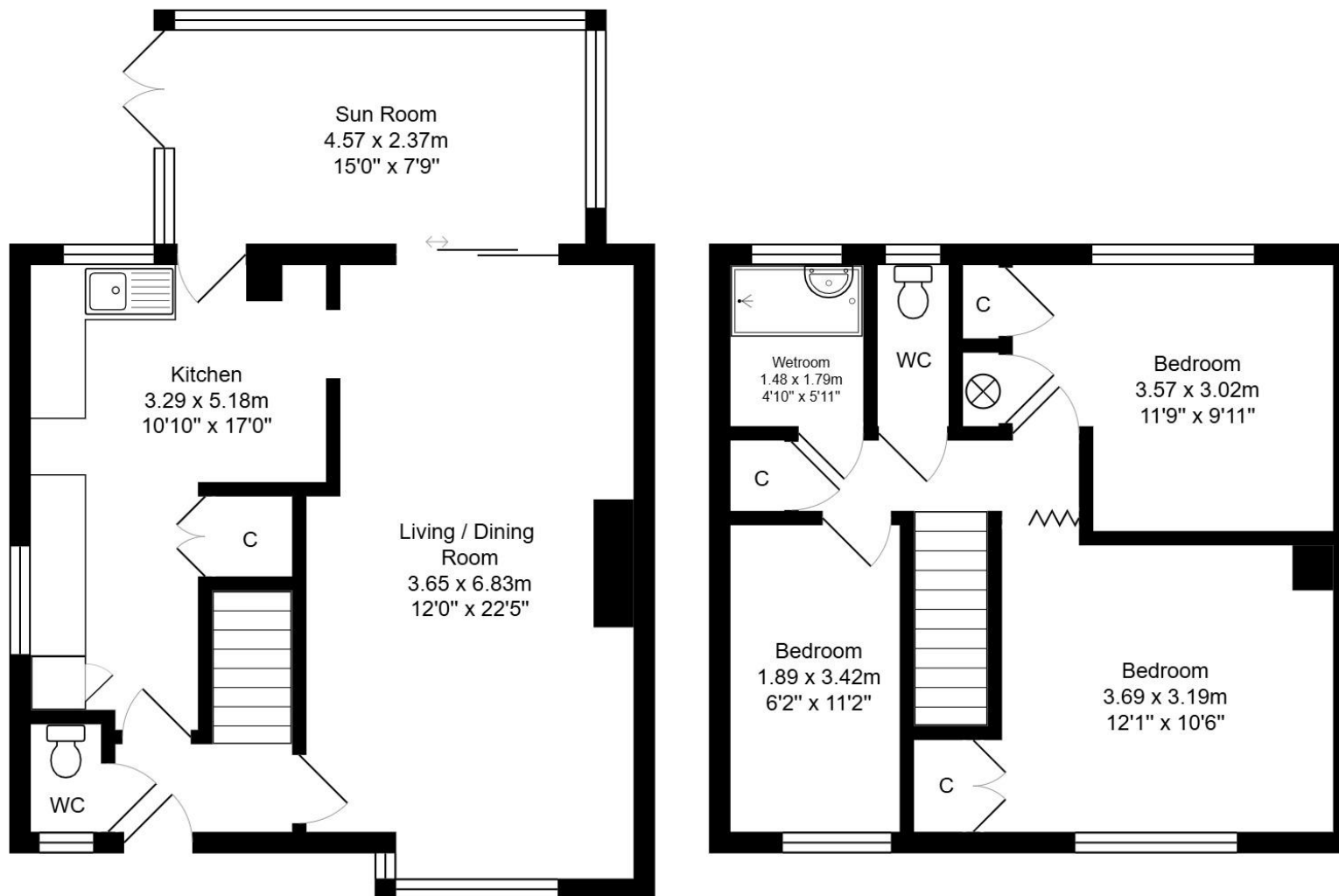
Outside:

Parking: Potential for driveway – subject to planning consents

Front Garden: Gate and Pathway to steps and front door. Raised brick wall, with lawned area, mature plantings, trees and bushes.

Rear Garden: Mostly laid to patio, raised area with planted beds, shed and greenhouse. Rear access gate.

Agents Notes: Council Tax Band 'C' EPC Rating: F



Manor Road, Upper Beeding, BN44 3TJ

Total Area: 98.1 m² ... 1056 ft²

All measurements are approximate and for display purposes only.

Copyright Oliverwiltshire.com



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

Top Floor 39 High Street | Steyning | West Sussex | BN44 5YE | 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.