



Osborn
Frankling

31 Priors Close, Upper Beeding, West Sussex BN44 3HT

OIEO £350,000 (Freehold)

- **Three Bedroom End of Terrace House**
- **Refurbished 2023**
- **New Kitchen and Bathrooms**
- **New Double-glazed windows and Doors**
- **New Electrics and Heating System**
- **En-suite to Bedroom 1**
- **Front, Rear & Side Garden**
- **Detached Garage**
- **Parking for 2 Vehicles**
- **Within Easy Reach of Upper Beeding Schools**
- **Total Area Approx: 70.57 Sq.M/ 759.6 Sq.Ft**

Osborn Frankling are delighted to offer for sale this three-bedroom end of terrace house. The property is situated with a sought-after location within easy reach of the local amenities, the 'Outstanding' Upper Beeding Primary School and The Towers Secondary School. The property was completely refurbished in 2023, with new kitchen and bathrooms, electrics and heating system. The accommodation comprises: Living room, kitchen/dining room, with first floor bedrooms, with en-suite to bedroom 1 and family bathroom. The property has front and rear gardens and garage, with new roof and parking for 2 vehicles.

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: Composite front door leading to:

Entrance Hall: Tall radiator, with mirror. Built-in Cupboards housing meters. Understairs cupboard. Stair to FF. French doors leading to:

Living Room: Two Radiators. Two double-glazed windows, one a bay.

Kitchen/Dining Room (installed 2023): Comprising a range of wall and base units, with laminate work surfaces. Electric oven, and electric hob, with extractor fan over. Sink and drainer unit. Integrated washing machine, dishwasher and fridge/freezer. Understairs cupboard. Double-glazed window to front.

Stairs to First Floor Landing:

Bedroom 1: Radiator. Double-glazed window, with views of the Downs.

En-suite: Wash hand basin. Push button W.C. Shower enclosure. Tiled walls. Radiator/heated towel rail.

Bedroom 2: Radiator. Two double-glazed windows.

Bedroom 3: Radiators. Double-glazed windows.

Family Bathroom: Wash hand basin set in a vanity unit. Concealed cistern. W.C. Bath. Tiled walls. Radiator/heated towel rail. Double-glazed window

Outside

Front Garden: Laid to lawn, screen by laurels

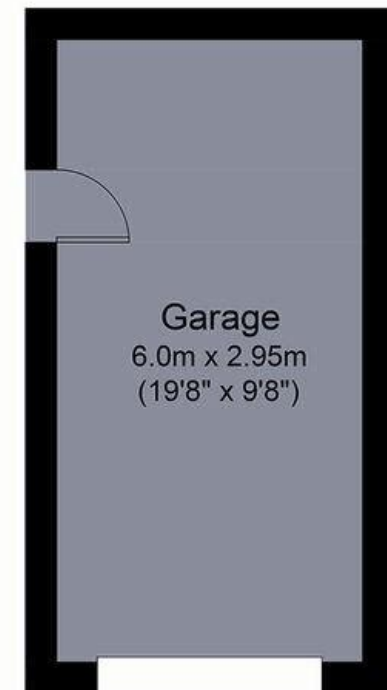
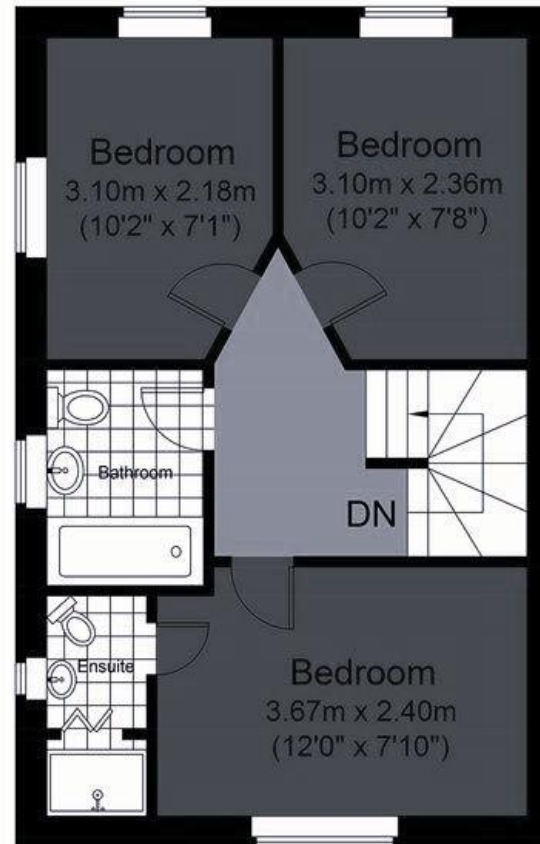
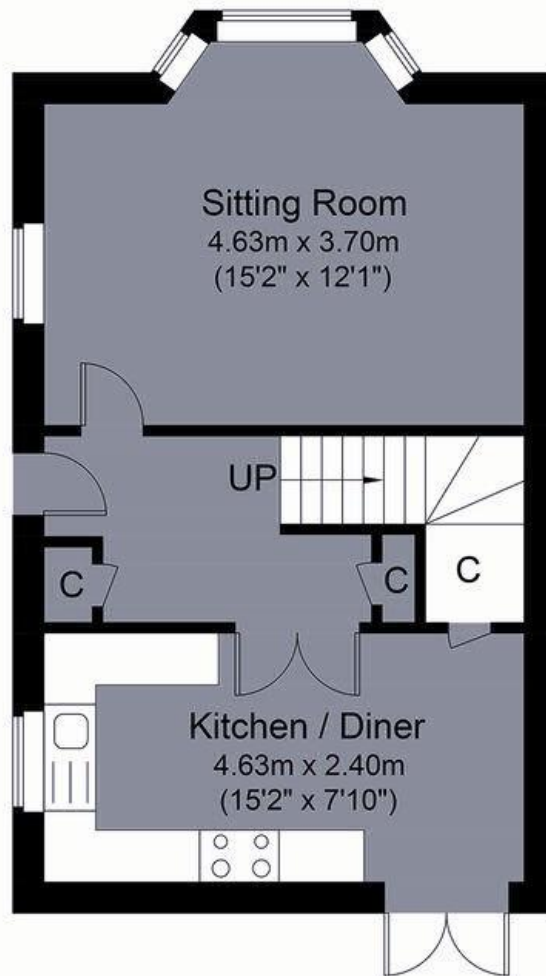
Rear Garden: Laid to lawn and shingle. Access to garage. Gate to parking and front.

Garage: Up & over door. Window and door, with access to garden. New Roof and door

Driveway: Laid to shingle with parking for two vehicles

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

Approximate Gross Internal Area (Excluding Garage) = 70.57 sq m / 759.60 sq. ft



Priors Close

Ground Floor
Approximate Floor Area
385.88 sq. ft (35.85 sq. m)

First Floor
Approximate Floor Area
373.72 sq. ft (34.72 sq. m)

Garage
Approximate Floor Area
190.52 sq. ft (17.70 sq. m)



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.