Church Lane, Upper Beeding, West Sussex BN44 3HP **£475,000 (Freehold)**

4 Bedroom Detached House | Driveway for Multiple Vehicles | Close to River Walks

New Kitchen | Two Reception Rooms | Three Showers

Views of the South Downs | Characterful Features | South Facing Garden

Floor Area Approx 163.8 sq m/1763 sq ft

St Peters Stud is a one off 'Quirky' property situated just off Church Lane in Upper Beeding, the property is thought to date back to 1840's where a daughter of a wealthy family lived. The oldest part to the property is the living room area and as you see has been further developed over the years some by the current owner in 1980's. The property offers a unique position within easy reach of the 'Outstanding' Upper Beeding Primary School, local shops and beautiful countryside and River walks.

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: Wooden front door leading to porch. Door to:

Dining/Family Room: (Built in 1980's by the current owners) Radiator. Double-glazed window to front. Feature brick built fireplace with log burner. Stairs to first floor and Bedroom 1.

Living Room: Feature fireplace, with brand new log burner with 2022 compliance. Radiator. TV/Sky points. Patio door to conservatory and garden. Exposed timber flooring. Doors to:

Conservatory: Double-glazed windows and patio door to rear garden. Tiled flooring. Thermal glass roof.

Kitchen: Comprising a range of wall and base units, with laminate work surfaces. Eye level electric oven, Induction hob and extractor fan over. One and a half bowl sink and drainer unit, with mixer taps. Integrated dishwasher. Double-glazed window overlooking the garden.

Utility & Shower Area: Radiator. Spaces for: Fridge Freezer, Washing Machine and Tumble Dryer. Double-glazed door to garden. Tiled floor. Electric shower. Door to side and maintenance access.

Inner Lobby: Stairs to first floor landing. Double glazed window over looking the garden. Door to:

Down Stairs Family Shower Room: Low level WC. Pedestal wash hand basin. Shower enclosure with rain shower head. Tiled walls.

Bedroom 1: Double-glazed overlooking the garden. Built-in cupboard and wardrobe cupboards. Radiator. TV point.

Bedroom 2: Radiator. Double-glazed window overlooking the garden. TV point

Bedroom 3: Radiator. Double-glazed window overlooking the garden. Built in cupboard. TV point.

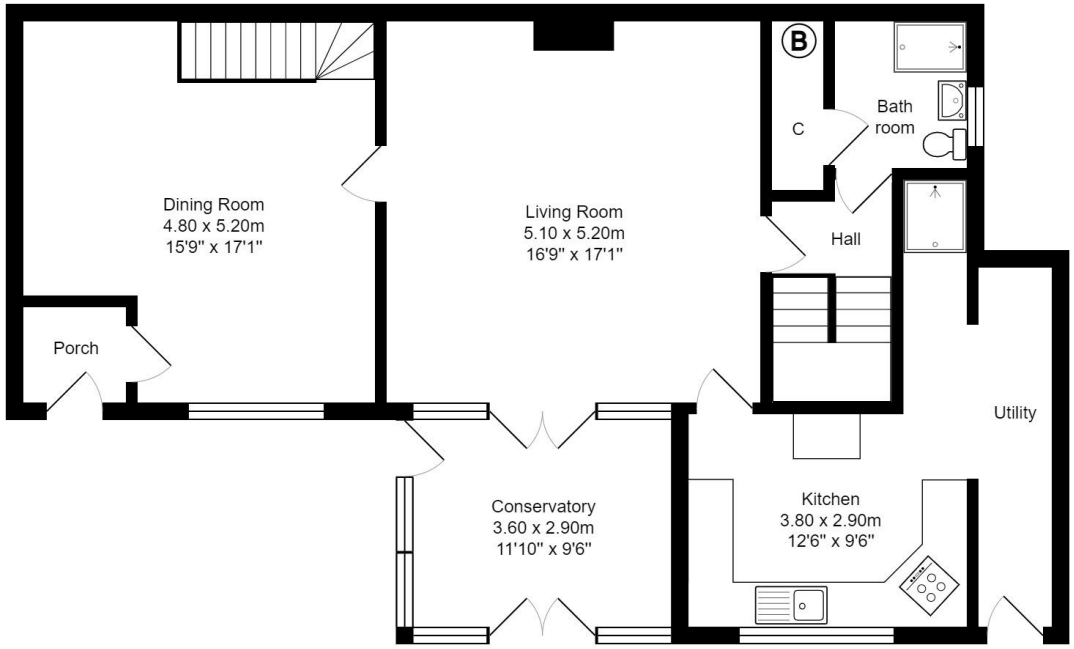
Bedroom 4: Window.

Shower Room: Shower enclosure. Push button W.C. Pedestal wash hand basin Tiled walls and floors. Heated towel rail/radiator. Glazed window.

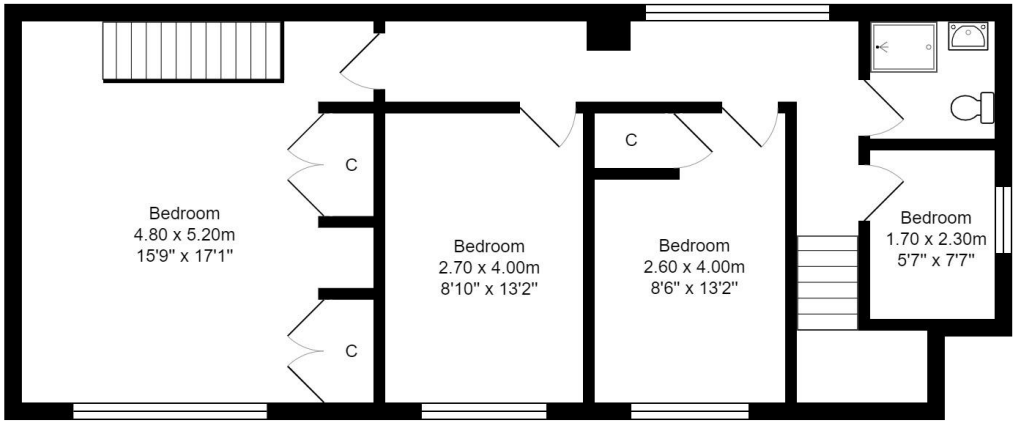
OUTSIDE

South Facing Garden: Mostly laid to lawn with a block paved drive running up from church lane, wooden gate and path to front of the property. The garden offers raised flower beds, raised pond and small patio area. There is a studio with power and lighting, work shop with power, log store and potting shed.

Driveway: Block paved for multiple vehicles.



Ground Floor

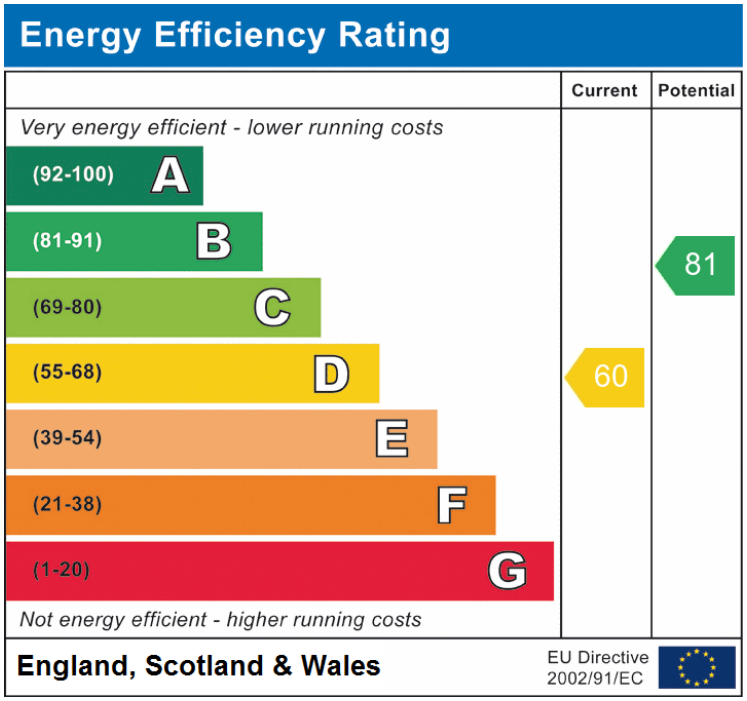


First Floor

32 Church Lane, Upper Beeding, BN44 3HP

Total Area: 163.8 m² ... 1763 ft²

All measurements are approximate and for display purposes only.



Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 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.

Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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