



**OSBORN  
FRANKLING**  
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**Saltings Way, Upper Beeding, West Sussex BN44 3JH**

**Offers In Excess of: £450,000 (Freehold)**

**4 Bedroom Detached House | Driveway leading to Double Garage | Close to River Walks  
Kitchen/ Dining Room | Large Living Room  
Bathroom and Separate Shower Room | Views of the South Downs  
West Facing Garden | Complete New Heating System 2015**

Osborn Frankling are delighted to offer this detached house for sale in the sought after location within easy reach of the “Outstanding” Upper Beeding primary school and backing onto open land. The property benefits from having stunning views towards the south downs and Truleigh hill.

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:** UPVC double glazed front door. Door to:

**Entrance Hall:** Radiator. Engineered Oak flooring. Built in storage cupboard and Understairs cupboard housing the central heating gas fired boiler.

**Living Room:** Radiator. TV/ Telephone points. Sliding patio door leading to conservatory. Window to side aspect. Engineered Oak flooring.

**Kitchen/ Breakfast Room:** Comprising a range of wall and base units, with solid wood work surfaces. Free standing electric oven, with electric hob and extractor fan over. One and a half bowl sink and drainer unit, with mixer taps. Space for dishwasher, Washing machine fridge and freezer. Tiled walls and floor. Double-glazed window to front. Door to side and rear garden.

**Conservatory:** Double-glazed windows and door to rear garden. Radiator.

**Shower Room:** Radiator. Double-glazed window to front. Tiled walls and floor. Shower enclosure. Wash hand basin set in a vanity unit. Concealed cistern W.C.

**Stairs to First Floor Landing:** Airing cupboard.

**Bedroom 1:** Double-glazed windows to front. Built-in cupboard and wardrobe cupboards. Radiator. TV point. Views toward Truleigh Hill and the South Downs

**Bedroom 2:** Radiator. Double-glazed window to rear. Fitted wardrobe cupboards. Views toward the South Downs

**Bedroom 3:** Radiator. Double-glazed window to front. Views toward Truleigh Hill and the South Downs.

**Bedroom 4:** Radiator. Double-glazed window to front. Views toward South Downs.

**Bathroom:** Low level W.C. Hand basin set in a vanity unit. Tiled walls and floors. Radiator. Double-glazed window to side aspect.



## OUTSIDE

**West Facing Rear Garden:** mature garden backing on to Beeding Brooks. The garden is mostly laid to lawn with path to rear and potting shed. There is a Pear, Apple and Plum Tree. Backing onto Salting's Field which is protected by English Heritage.

**Front Garden:** Enclosed by a hedge and mainly laid to lawn with planted beds.

**Drive way for two vehicles, wooden gate to:**

**Double Garage with up and over door, power and lighting.**



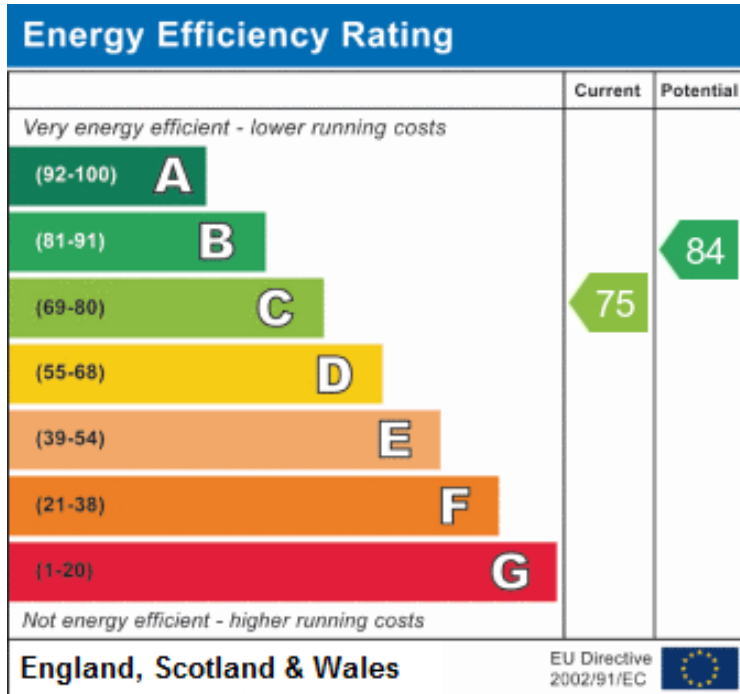


Ground Floor



1st Floor





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

**Steyping Office:** 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888



