



**OSBORN
FRANKLING**

www.sellinghomes.co.uk

School Road, Upper Beeding, West Sussex BN44 3HY

OIEO £300,000 (Freehold)

- **Three Bedroom Terrace House**
- **In Need of Modernisation**
- **Rear Garden**
- **Close Proximity to “Outstanding” Primary School**
- **Gas Fired Central Heating**
- **Double Glazed Windows**
- **Garage and Workshop**
- **Total Floor Area Approx**

Osborn Frankling are delighted to offer this three-bedroom terrace house with garage and workshop located with close proximity to the “outstanding” Upper Beeding Primary School.

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 leading to:

Entrance Hall: Radiator. Stairs to first floor landing.

Living Room: Radiator. TV point. Double-glazed window to front aspect.

Kitchen/ Dining Room: Comprising a range of wall and base units, with laminate work surfaces. Space for oven. Sink and drainer unit, with mixer taps. Space for Fridge. Understairs cupboard. Built in cupboard with space for washing machine. Built in larder cupboard. Door to:

Side Lobby: Doors at each end allowing access to front and rear garden. Boiler. Radiator.

Stairs to First Floor:

Bedroom 1: Radiator. Double-glazed windows to front aspect. Fitted wardrobe cupboards, dresser and side tables.

Bedroom 2: Double-glazed window to rear aspect. Built in wardrobe cupboards. Radiator.

Bedroom 3: Double-glazed window to front aspect. Built in cupboard. Radiator.

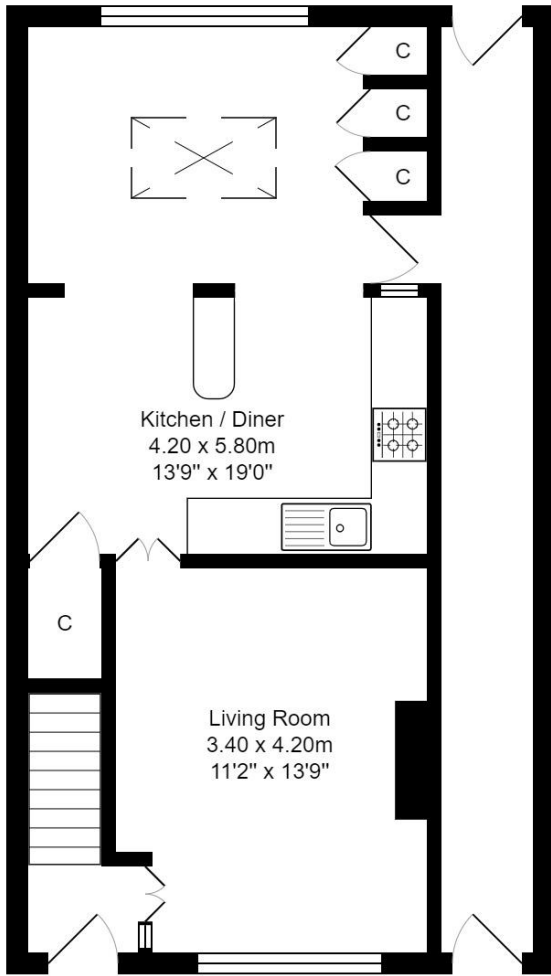
Bathroom: Yellow suite comprising pedestal wash hand basin. Low level W.C. Panelled bath, with shower over. Double-glazed windows. Tiled walls. Radiator.

Outside

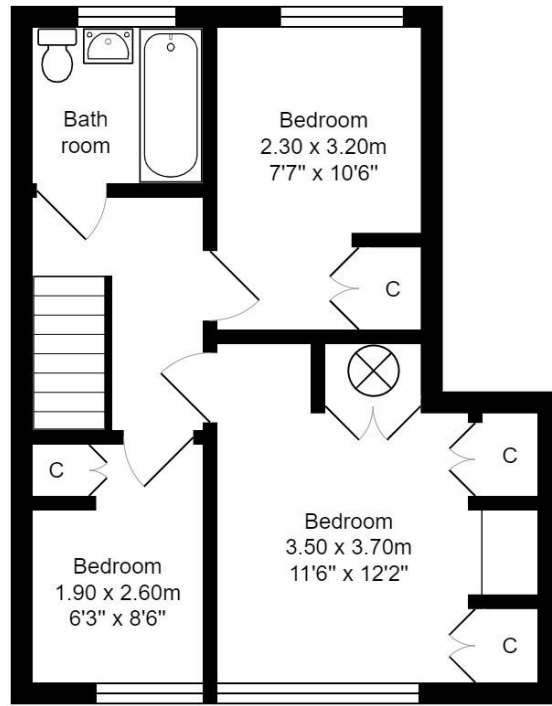
Front Garden: Laid to patio with path to front and side lobby. Enclosed by a brick wall.

Rear Garden: Mainly laid to lawn with patio area, planted beds. Access to the work shop, storage shed and garage.

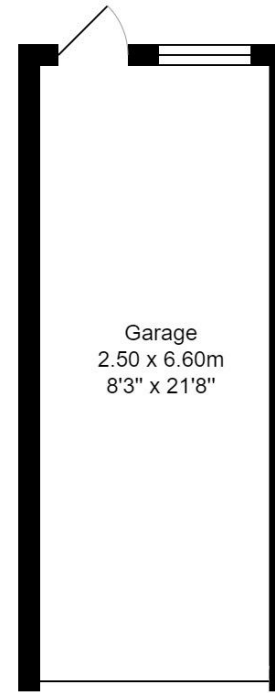
Garage: Electric roller door. Power and lighting.



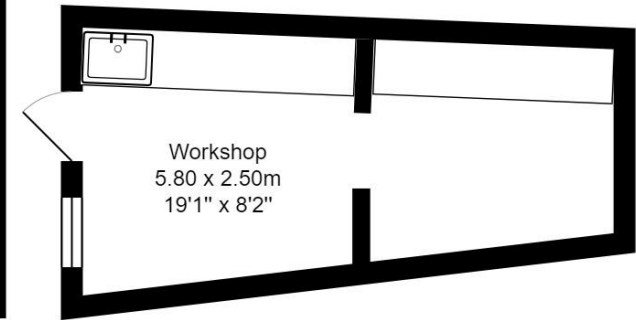
Ground Floor



First Floor



Garage



Workshop

33 School Road, Upper Beeding, BN44 3HY

Total Area: 120.9 m² ... 1301 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.