



College Road, Upper Beeding, Steyning, BN44 3TB
Offers Over **£325,000**





A well presented former three bedroom, currently two double bedroom end of terrace home. Benefitting modern fitted open plan kitchen living room, conservatory and West facing rear garden and far reaching views to the downs. The property also benefits from a garage in a compound to the rear of the property.



Property details:

Key Features

- End Of Terrace Home
- Two Double Bedroom
- Modern Fitted Kitchen
- West Facing Lounge
- Conservatory
- Family Bathroom
- West Facing Garden
- Garage

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

Entry is via the enclosed porch with door opening into the entrance hall with access to all ground floor rooms and stairs to the first floor. The modern kitchen has a range of matching wall and base units with fitted worksurface incorporating breakfast bar, butler sink with mixer tap, integrated washing machine, space for a range style cooker with splash back and fitted extractor fan, space and plumbing for slimline dishwasher and under counter fridge and freezer. The living room has a westerly aspect and is open plan with the kitchen with sliding doors leading into the dual aspect conservatory. On the first floor there are two bedrooms both benefitting from built in wardrobes and views towards the North and South Downs. The family bathroom has p-shape bath with with shower over, button flush W.C and hand wash basin. The property was previously a three bedroom home and has been converted to make a larger two bedroom home.

EXTERNAL

The front garden is laid to lawn with shrub borders and pathway to the front door. The rear garden is West facing and laid to a mixture of lawn and decking proving ample space for garden furniture, there is gated access to the side of the property and to the rear of the garden leading into the compound where the garage is located.

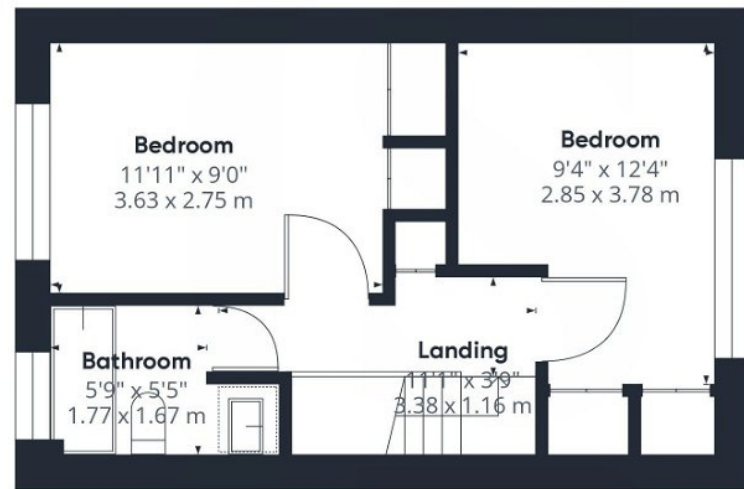
LOCATION

Upper Beeding is a beautiful village nestled in the Horsham District of West Sussex set within an area of outstanding natural beauty. It is within close proximity to the river and downland walks. Upper Beeding Primary School and Steyning Grammar are both close by along with High St where local shops and amenities can be found





Floor 0



Floor 1



Approximate total area⁰

788.5 ft²
73.25 m²

Reduced headroom

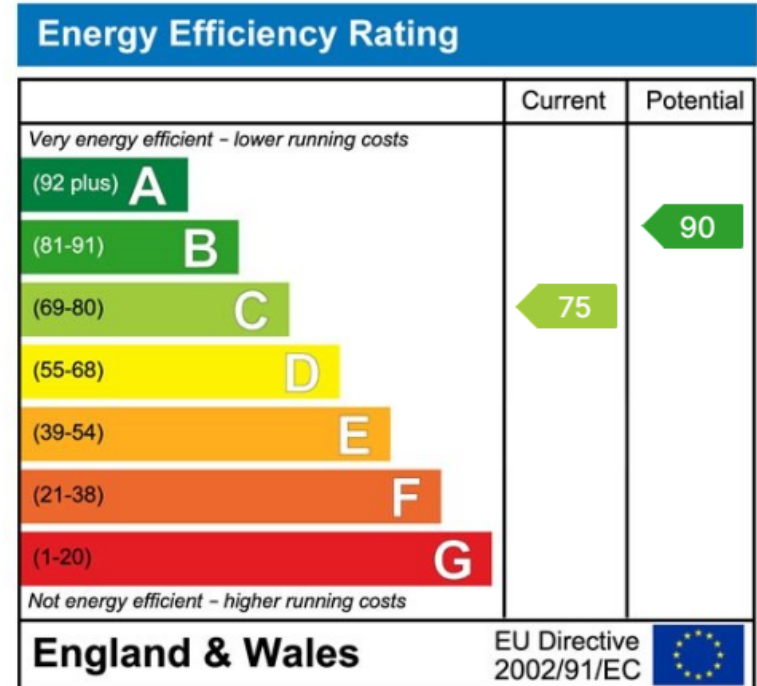
7.52 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.