



£550,000

High Street, Upper Beeding

**kw** **MARTIN**  
**LUNDY-LESTER**

## High Street, Upper Beeding, BN44 3JA

Set over three floors, with far reaching views across the River Adur towards the beautiful South Downs, this character property offers flexible living space of more than 1600 sq ft, within the lovely, welcoming village of Upper Beeding. Shops, the village pub and primary school are all within a moments walk, with older children going to Steyning Grammar close by. Shoreham-by-Sea is only four miles away, making this a perfect location for families looking to buy a home within easy reach of all local amenities.

A good sized lounge / playroom sits to the front of the house, with the open plan kitchen / dining / living room offering a very modern and sociable way for a family to spend time together. There is a breakfast bar overlooking the kitchen area, a range of Shaker style units and access through the utility room to a south facing, low maintenance courtyard garden beyond. The first floor consists of three bedrooms, a shower room and a large bathroom. The smallest bedroom is currently used as a study. French doors from bedroom two open onto a balcony, great for enjoying the view at any time of day. The principal bedroom spans the second floor, with a dormer window overlooking the High Street and a skylight facing south.

In addition to on street parking, the property has it's own private parking area with space for a couple of cars, plus a detached garage. Wonderful walks along the riverside will be found almost from the front door.





# High Street, Upper Beeding, Upper Beeding, BN44

Approximate Area = 1539 sq ft / 142.9 sq m  
 Limited Use Area(s) = 82 sq ft / 7.6 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1779 sq ft / 165.1 sq m

For identification only - Not to scale



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlf/robin 2025. Produced for Lundy-Lester Ltd. REF: 1279907



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.