



**22 Saltings Way,
Upper Beeding, West Sussex, BN44 3JH
Offers In The Region Of £375,000 Freehold**

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ESTATE AGENTS

A Well Presented Three Bedroom Semi-Detached Family Home in the Heart of Upper Beeding Village. The Property Benefits from a Modern Fitted Kitchen, a Modern Fitted Bathroom and Neutral Decoration & Flooring Throughout.

Situation

The property is situated in a sought after residential area close to local amenities and country walks. The village of Upper Beeding offers a range of local shops at Hyde Square, a post office and public houses on the High Street. Steyning offers a more comprehensive range of shopping facilities, schools for all ages, library, health centre and churches of many denominations and a leisure centre with a swimming pool. Brighton is approximately 12 miles away and Worthing and the coast 8 miles, with its main line railway station just 6 miles. Horsham, Gatwick airport and London are accessible via the A24,A23/M23.

Description

The accommodation comprises, entrance, entrance hall leading to the bright and spacious open plan kitchen/diner/living room with patio doors to the rear garden and a further door from the kitchen area to the rear garden. The kitchen is modern fitted with oven & gas hob, integral dishwasher and space for a freestanding fridge/freezer and washing machine.

Upstairs there is a large master bedroom, a very good sized second double bedroom and a third single bedroom. Modern fitted family bathroom with shower over bath and a heated towel radiator.

Outside there is a driveway with parking for one car, single garage and an enclosed rear garden with side access.

The property further benefits from gas central heating and double glazing.

Council Tax Band - C

Property Misdescription Act 1991

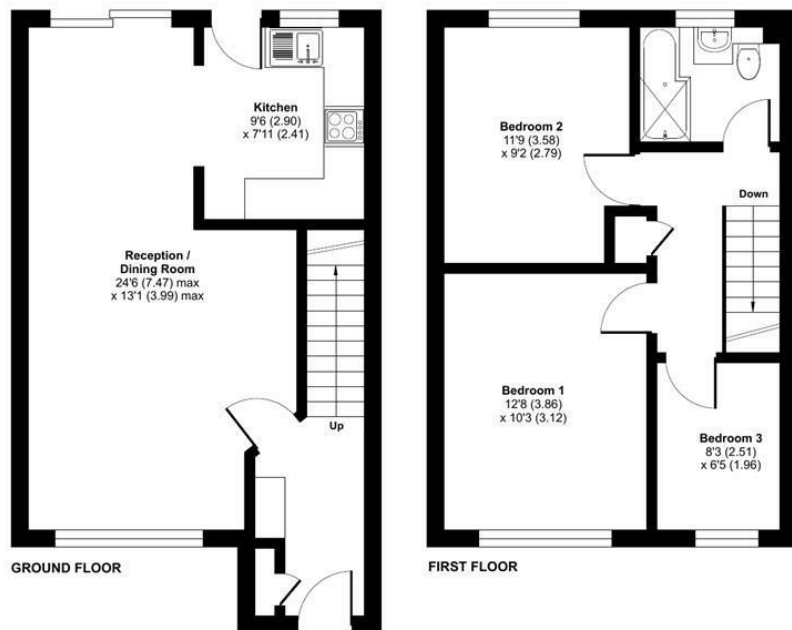
Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





Saltings Way, Upper Beeding, Steyning, BN44

Approximate Area = 847 sq ft / 78.6 sq m
For identification only - Not to scale



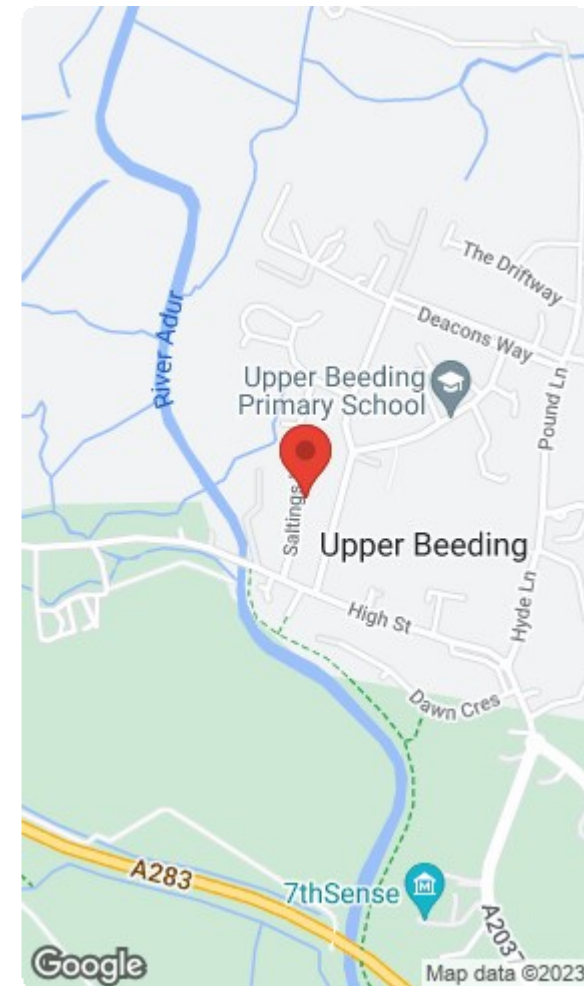
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnchecom 2023. Produced for Stevens Estates. REF: 974624

Viewings by appointment only

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	