



Bedgebury, The Driftway
Upper Beeding, West Sussex, BN44 3JX
Guide Price £695,000 Freehold

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A Well Presented & Extremely Spacious Detached Four Bedroom Family House Close to Country Walks and Local Amenities.

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, including a convenience store, IT shop and public houses on the High Street. Upper Beeding has an outstanding ofsted rated primary school and Steyning Grammar School for years 7 and 8 at the old Tower's site. 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

A very well presented detached family house built of brick elevations under a pitched tiled roof, benefitting from gas central heating and double glazing.

The accommodation comprises entrance, entrance hall with downstairs shower room. Large fitted kitchen/breakfast room with side access to the rear garden and large bright and extremely spacious living/dining room with wood burning stove and large sliding doors onto the rear garden.

On the first floor is the master bedroom with newly fitted en-suite shower room and three further double bedrooms and large family bathroom.

The property further benefits from a garage with up and over door and private driveway and a utility room that can be accessed from the garage and the rear garden. The enclosed south facing rear garden is mostly laid to lawn with a patio area and mature shrubs and trees.

Council Tax Band - F

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.

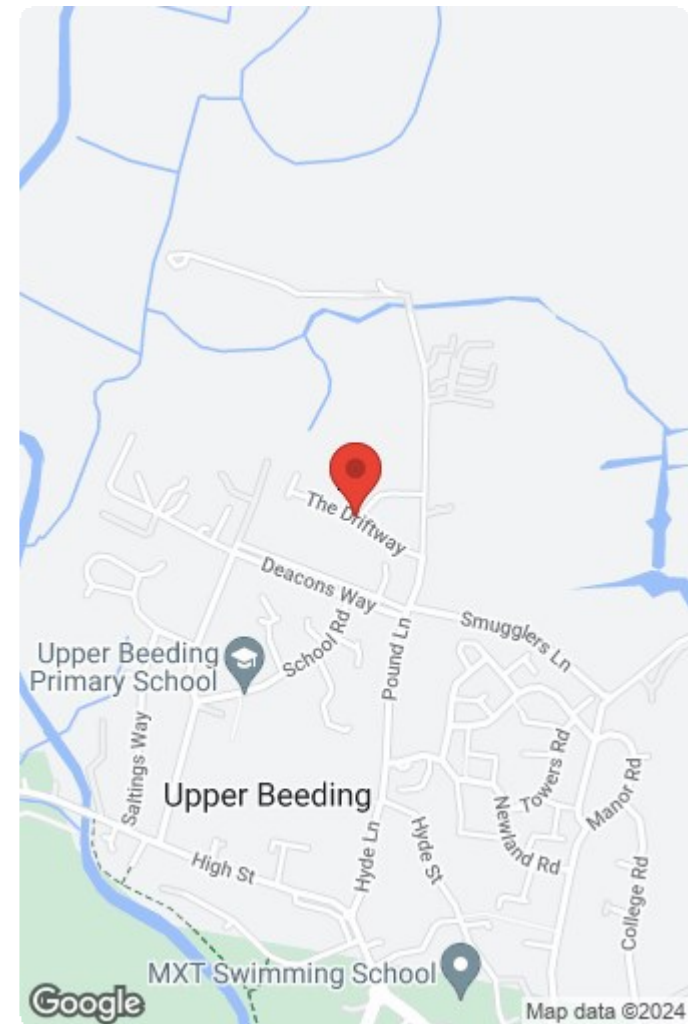
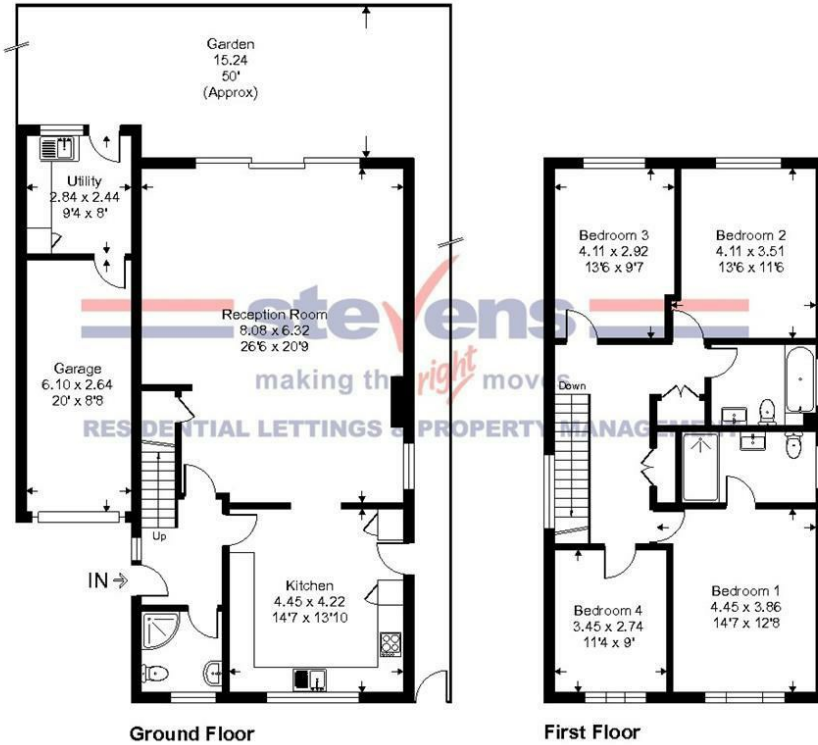






The Driftway, BN44

Approximate Gross Internal Area = 160 sq m / 1726 sq ft
 Approximate Garage Internal Area = 23 sq m / 249 sq ft
 Approximate Total Internal Area = 183 sq m / 1975 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

