



**22 Truleigh Road,  
Upper Beeding, West Sussex, BN44 3JR  
Guide Price £345,000 Freehold**

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ESTATE AGENTS

# **A Well Presented Three Bedroom End of Terrace Family Home, Situated in a Popular Residential Area of Upper Beeding. The Property Benefits from a Kitchen/Dining Room and Garage in Nearby Compound.**

## **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 opening to the bright and spacious lounge. Large kitchen/dining room with fully fitted kitchen, under stairs storage and sliding doors to the conservatory. Conservatory with patio door opening to the enclosed rear courtyard garden.

Upstairs there are two double bedrooms along with a third single bedroom with inbuilt storage cupboard. Separate shower room and separate WC.

Outside there is a front garden laid to lawn and an enclosed rear courtyard garden with side access. Garage in near by compound.

The property further benefits from double glazing.

Council Tax Band - C

## **Property Misdescription Act 1991**

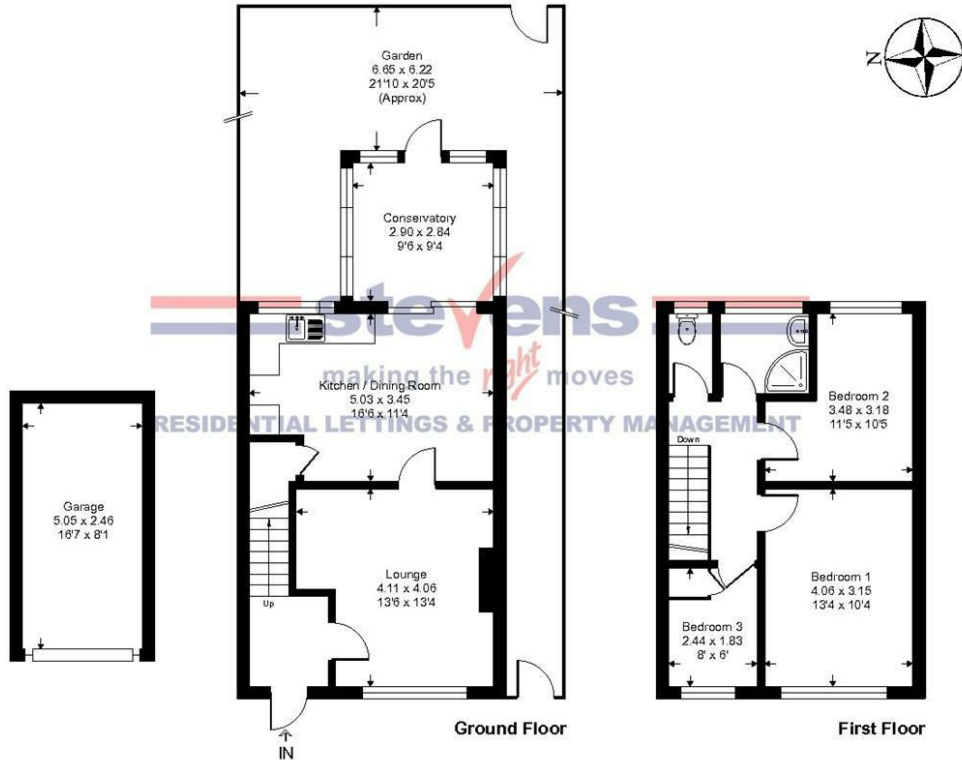
Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 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.





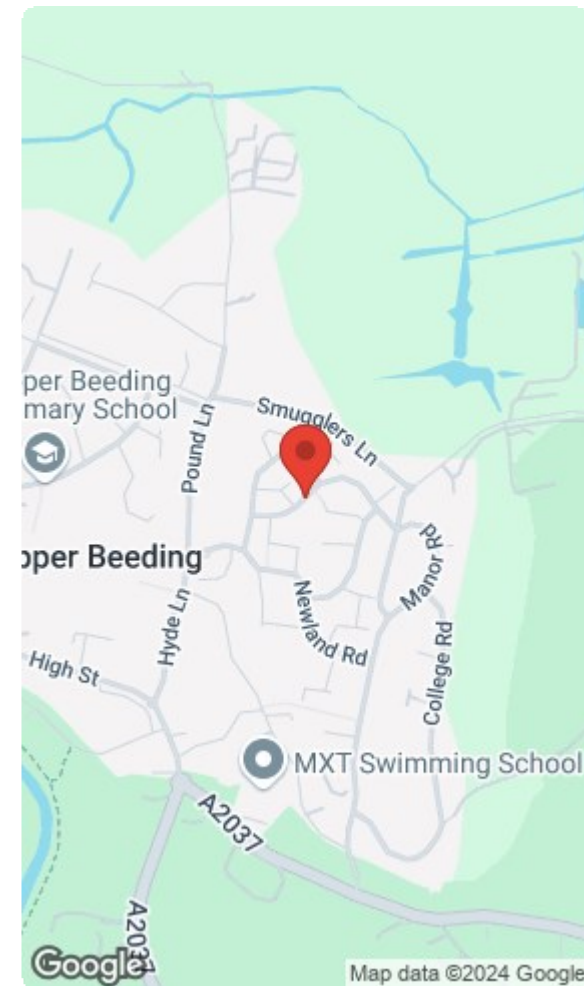
## Truleigh Road, BN43

Approximate Gross Internal Area = 86 sq m / 927 sq ft  
 Approximate Garage Internal Area = 12 sq m / 134 sq ft  
 Approximate Total Internal Area = 98 sq m / 1061 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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