



6 | Dacre Gardens | Upper Beeding | West Sussex | BN44 3TD

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £365,000 | Freehold



- Beautifully presented 3-bedroom period terraced house.
- Bay fronted living room with views over towards the river & South Downs.
- Dining room with solid fuel burner and French doors to patio
- Kitchen with pantry
- Long tiered garden with summer house and green house
- Family bathroom and downstairs w.c.
- Gas fired heating
- Vendor suited

Description

A pretty mid terraced Edwardian house boasting a long tiered garden and original period features in a semi rural location.

This well presented property occupies an elevated position giving fabulous far reaching views over the river valley and beyond from both the house and the top of the garden. With some stripped and painted floors, picture rails and fireplaces, the house retains much period character. Steps lead up to the wooden front door and into the hall. The cozy living room is bay fronted with views over towards the river. A separate dining room has a solid fuel burner, large under stairs cupboard, door to the kitchen and french doors to the patio. A shaker style kitchen has a butler sink, wall mounted combi boiler and an adjacent pantry. Finally, there is a downstairs w.c. and a door to the garden.

Upstairs are three bedrooms including two doubles both with fireplaces and a smaller single at the rear. A modern bathroom has a white suite with shower over the bath. To the rear is a long garden with several levels and steep steps leading up to a summer house. other levels have a greenhouse and shed.

Location

What 3 words ///suitably.acrobatic.arching

The house is situated between Upper Beeding and Shoreham by Sea on the main bus routes. Steyning with its historic High Street is approx. 1.5 miles away and with its wide range of traditional local shops, trades and services. The town also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Shoreham-by-Sea, approx. 4.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB02934

Photos & particulars prepared: by H J Burt October 2024 (ref JW).

Services: Mains services of electricity, gas, and water Private drainage Via Setcom Ltd £408.00 per annum (based on June 2024 bill)

Local Authority: Horsham District Council

Council Tax Band: 'B'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Directions

From our Steyning office, proceed in a Southerly direction along the High Street and continue along the road to the roundabout at Bramber Castle. At the next roundabout, take the second exit (to Shoreham by Sea) and the slip road to Dacre Gardens will be seen within 0.5 of a mile on the left hand side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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Find us @H.J.Burt



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Dimensions

- Hall
- Living Room 14' 0" x 11' 3" (4.26m x 3.43m)
- Dining Room 14' 2" x 10' 8" (4.31m x 3.25m)
- Kitchen 3' 8" x 5' 0" (1.12m x 1.52m)
- Rear lobby
- W.C.
- First Floor Landing
- Bedroom 1 14' 4" x 11' 5" (4.37m x 3.48m)
- Bedroom 2 11' 1" x 9' 6" (3.38m x 2.89m)
- Bedroom 3 8' 6" x 6' 3" (2.59m x 1.90m)
- Bathroom 7' 1" x 5' 7" (2.16m x 1.70m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		