



4 | College Road | Upper Beeding | West Sussex | BN44 3TB

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £700,000



- Superb Four bedroom house with open aspects and far reaching views
- Garage, car port and large driveway.
- Open plan kitchen /diner with island and bi-fold doors
- Bay fronted living room formally 2 rooms with solid fuel burner
- Further Sun room leading to garden
- Modern utility room, Bathroom and shower room
- Stunning far reaching views from most rooms and gardens
- Excellent decorative order throughout

Description

A fabulous, spacious, semi detached house occupying an elevated position giving stunning far reaching views over Upper Beeding towards the South Downs and over neighbouring countryside. Having been sympathetically extended, this beautiful property still retains much original character while also having space and style for modern living.

There is a large kitchen with central island and breakfast bar that extends into a dining area with bi fold doors, windows and roof lantern that let the light and views flood in. Double doors lead into a sun room which in turn leads into the living room providing flexible accommodation suiting a variety of uses including playroom, office or an occasional fifth bedroom. The living room was formerly two rooms and now is a cozy music listening room and snug with solid fuel burner and fabulous views from the bay window. A modern utility room is well finished and leads into the downstairs shower room.

On the first floor off a pretty landing are four bedrooms all with commanding views. The family bathroom is modern and attractive with a claw foot bath with shower over. To the rear and side is a terraced garden with lawn area, mature beds, large wooden shed and several areas for sitting and relaxing.

The views are spectacular and as you are on the edge of the South Downs you are surrounded by open fields. A large paved driveway leads up to a double car port and garage. An electric charging point is included. This wonderful house is light and spacious and the views need to be seen!

Location

what 3 words // ///sliders.riding.daunted

The property is situated on the edge of Upper Bedding on a residential road backing directly onto adjacent downland. A square of shops is a convenient distance away which includes a large Nisa shop, take away and hairdressers. There are also further shop at the local fuel station. The village is situated adjacent to the historic village of Bramber with a delightful village atmosphere with a pub and restaurants and some superb walks including on the South Downs and along the River Adur.

The larger and also historic market town of Steyning is within approximately 2 miles which includes a more extensive selection of shops, general stores, leisure centre, health centre and library. Easy access to Shoreham-by-Sea, approximately 5 ½ miles to the South-East which has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. Hassocks is approximately 10 miles away again with a railway station on the Brighton line. The city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Photos & particulars prepared: by H J Burt March 2025 (ref JW

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'F'

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.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

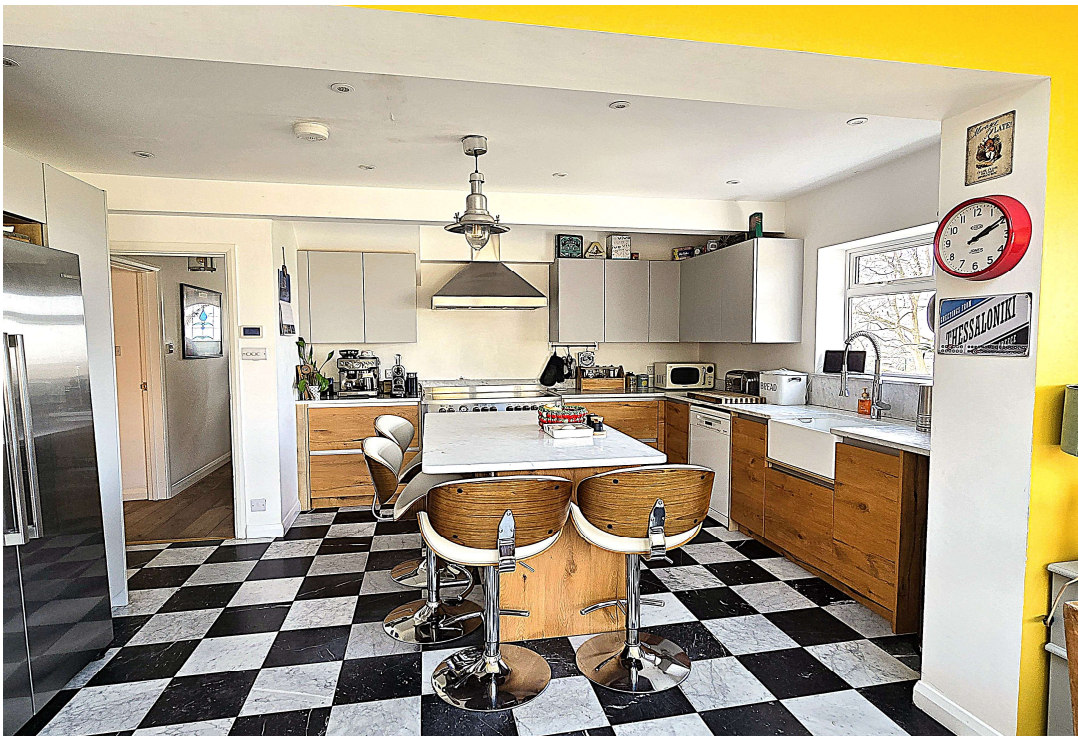
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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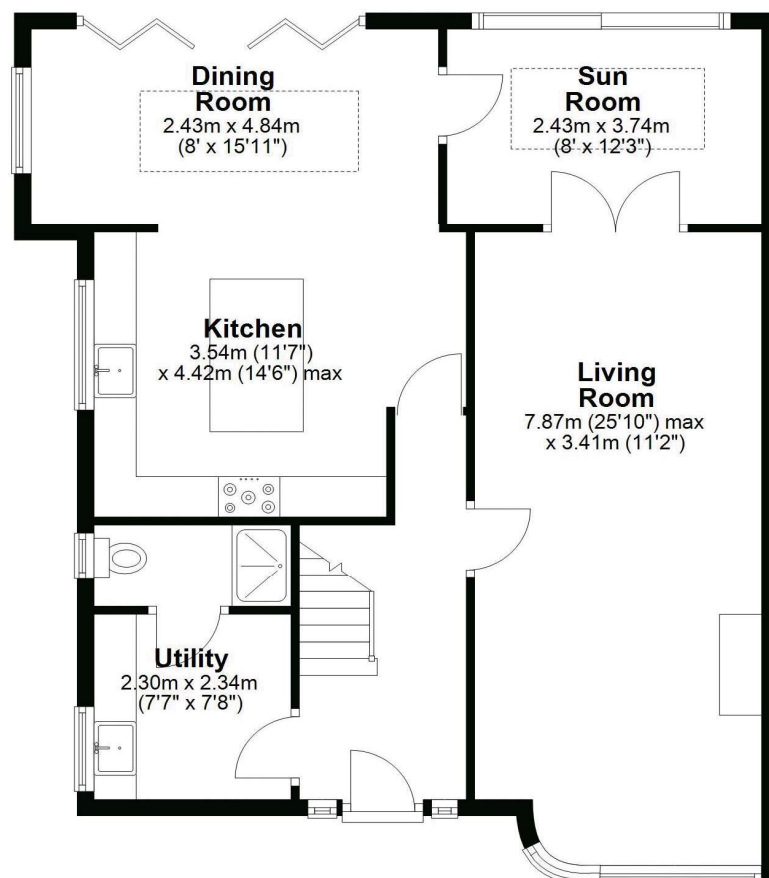




Score	Energy rating	Current	Potential
92+	A		
81-91	B		A1 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

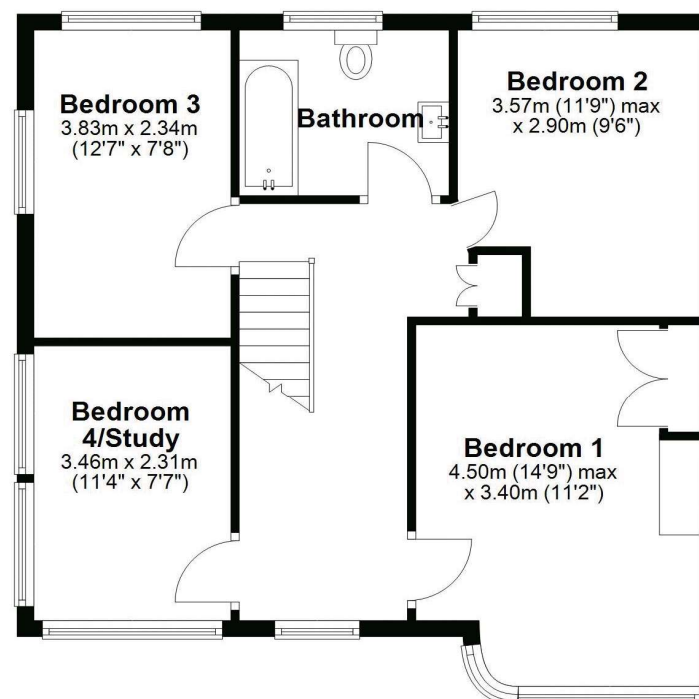
Ground Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



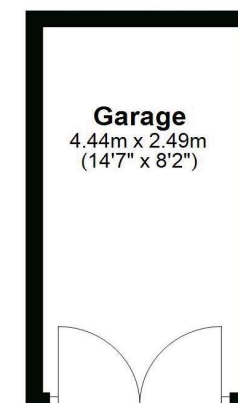
First Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



Garage

Approx. 11.1 sq. metres (119.0 sq. feet)



Total area: approx. 152.3 sq. metres (1639.2 sq. feet)



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