



4 | The Bostal | Upper Beeding | West Sussex | BN44 3TA

**H.J. BURT**  
Chartered Surveyors : Estate Agents







4 | The Bostal | Upper Beeding | West Sussex | BN44 3TA

Asking Price: £550,000 | Freehold



- Very well presented detached house Freehold EPC D Council Tax E
- lovely wrap around well stocked garden
- Large double aspect living room, kitchen with conservatory
- Three double bedrooms & shower room
- Driveway for two cars
- Direct access to South Downs
- Annex with double bedroom, shower room and utility/kitchenette
- No forward chain

### Description

This beautifully presented detached three-bedroom house is nestled within the South Downs National Park boundary, offering a serene and picturesque setting. The property boasts a spacious and light-filled interior, with three good-sized bedrooms, including a lovely master bedroom with built-in wardrobes.

The large triple-aspect living room features a fireplace, parquet flooring, and French doors leading to the garden. The dining room and conservatory flow seamlessly into the well-appointed kitchen, which is equipped with integrated appliances and a Rangemaster cooker. A spacious double-aspect shower room is located upstairs.

The property has been modernized with full double glazing and a modern gas boiler for heating. A unique feature is the one-bedroom annex, which has its own entrance and comprises a double bedroom, luxury shower room, and kitchenette. This annex is perfect for guests, a home office, or rental income.

The garden is a highlight, with a lawn and raised beds with mature plants and shrubs and patio area.

The property is offered with no forward chain.

### Location

what 3 words ///refutes.deploying.gums The property is situated at the South-Eastern corner of Upper Beeding within walking distance of a pub, petrol station and convenience shop. A further square of shops is a little way further. 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: April 2025 (Ref JW).

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

Local Authority: Horsham District Council.

Council Tax Band: 'E'

The plot includes the driveway and border to the side and so has a right of access for the neighbouring house and garages. 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 South-Easterly direction and continue over the mini-roundabout heading out of the town on the Bramber Road. On reaching the Bramber Road roundabout take the third exit sign posted Shoreham and at the following roundabout turn left sign posted Upper Beeding. Continue towards the village and at the roundabout turn right and continue past the Towers School and Valerie Manor where the Bostal will be found after a short distance on the right hand side.

### H.J. BURT Steyning

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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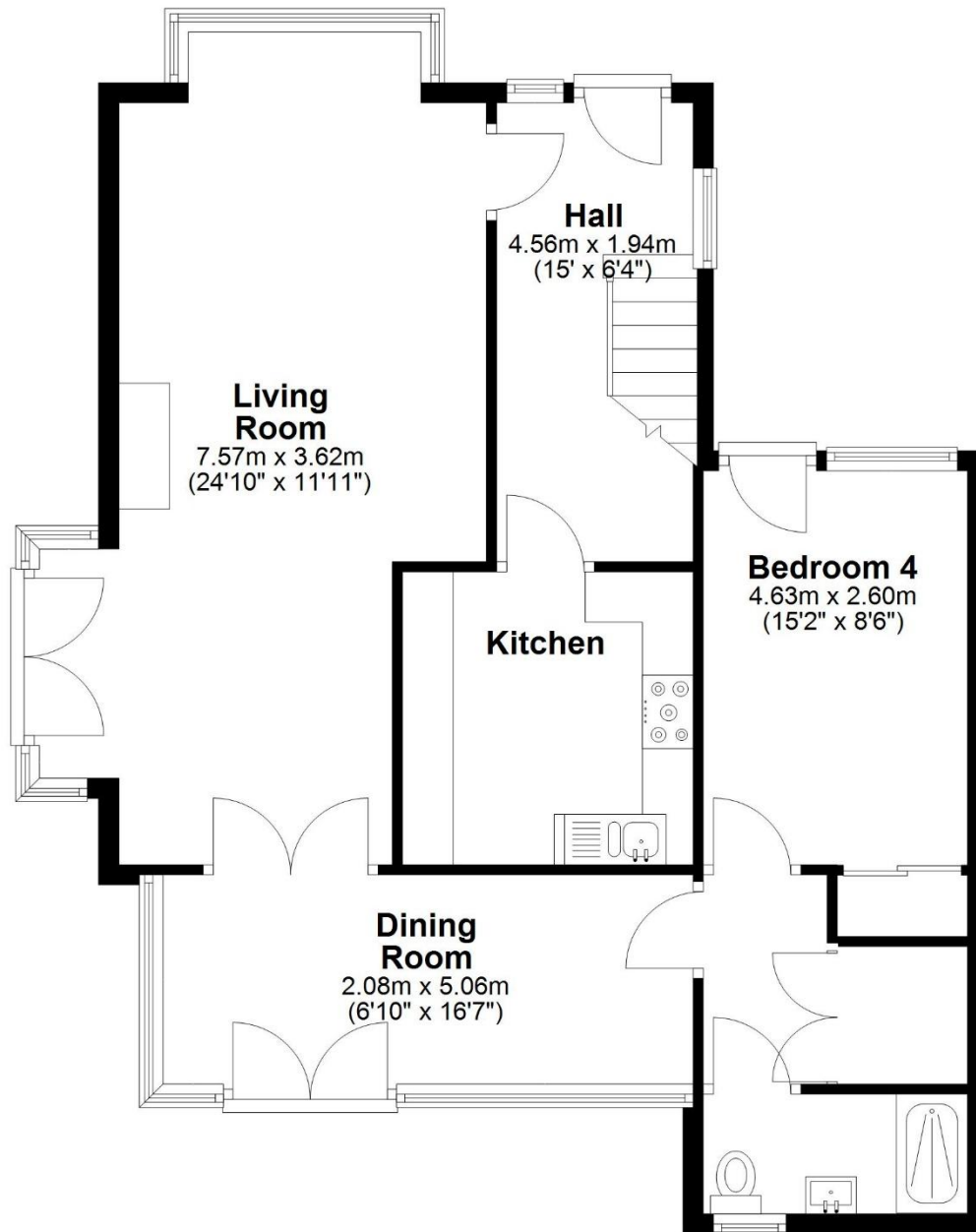






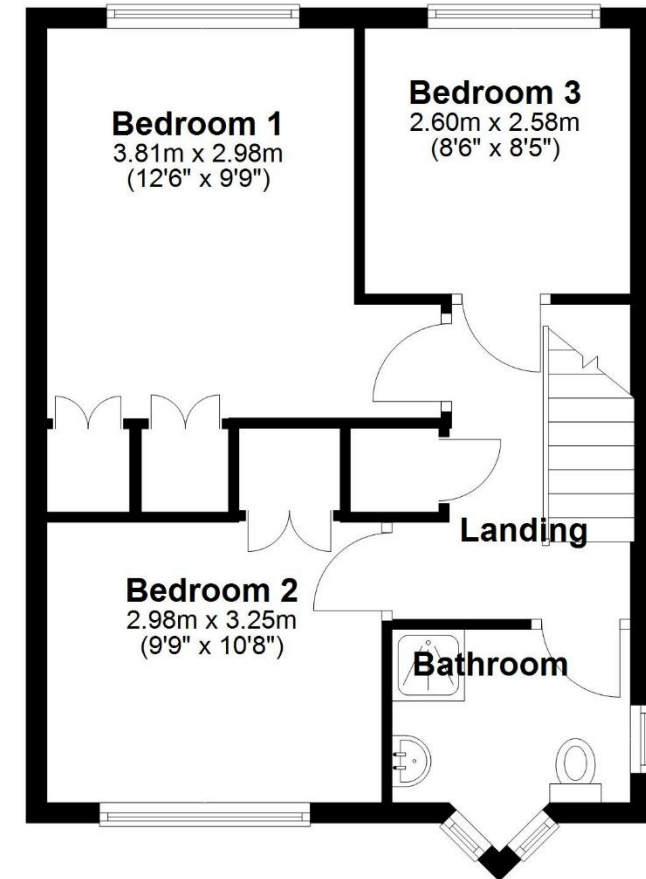
## Ground Floor

Approx. 76.1 sq. metres (819.6 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 119.6 sq. metres (1287.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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