



SCHOOL ROAD

1 SCHOOL ROAD, UPPER BEEDING, WEST SUSSEX BN44 3HY

Hamilton Graham

ESTATE AGENTS

The property is on the south side of School Road which is a turning off Church Lane. It is next door to the primary school and is also convenient for shops by the river bridge. There are further shops, churches and doctors' surgery all close by and open country for walking in the Adur valley and the South Downs National Park.

Upper Beeding is just over a mile from Steyning, where there are secondary schools and other shops. The coast at Shoreham-by-Sea is just over four miles where there are superstores and mainline railway station to London/Victoria. Brighton is about 12 miles distant, Worthing eight miles. Crawley and Gatwick Airport can normally be reached in 40 minutes by road.

A unique detached chalet bungalow, architect-designed in Mid-Century Modernist style. This character property affords open-plan living space and kitchen with a number of Velux windows providing plenty of natural light, and is designed for modern living with solar photovoltaic cells and an electric vehicle charging point. The property is nicely presented throughout with oak internal doors, double-glazed windows and gas central heating to radiators.

PVCu door to **Entrance Hall**: Harvey Maria flooring. Part wood-panelling to ceiling and rear wall. Open-tread timber staircase leading to the first floor. Access to boarded loft space.

Sitting Room: 20'10" x 9'8" (6.35m x 2.95m) Stone fireplace with hearth and mantel. Wood-panelled ceiling. PVCu double-glazed windows and two sliding doors leading onto the rear garden. Views towards Truleigh Hill. Open to family room.

Family Room: 9'11" x 8'8" (3.02m x 2.64m) Velux window.

Dining Room: 11'1" x 9'11" (3.38m x 3.02m) Harvey Maria flooring. Open to kitchen.

Kitchen: 12'2" x 11'1" (3.71m x 3.38m) Painted units and roll-edge work surfaces. Inset single-drainer one and a half bowl sink unit with base cupboards, drawers and storage racks beneath. Inset five-burner gas hob with stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher. Samsung double oven with Smeg combination microwave above. Velux window. Door to the garage. Door to utility room.

Utility Room: Tiled flooring. Space and plumbing for washing machine. Space for tumble dryer. Wall-mounted Worcester gas-fired boiler.

Bedroom 2: 11' x 9'5" (3.35m x 2.87m) Sliding double-glazed door leading onto the rear garden.

Bedroom 3: 11'2" x 11'1" (3.4m x 3.38m) Two Velux windows.

Bedroom 4: 10'9" x 10' (3.28m x 3.05m) Two Velux windows.

Shower Room / WC: Separate shower with tray, glazed sliding door and Mira electric shower. Low-level WC. Washbasin with cupboard beneath. Heated chrome towel rail.

FIRST FLOOR

Landing: Double-glazed window with views towards the ridge of the Downs.

Bedroom 1: 16'9" x 11'6" (5.11m x 3.51m) Range of bespoke fitted bedroom furniture with storage cupboards and drawers.

Bathroom / WC: Modern white suite with shaped panelled bath; chrome thermostatic shower unit with glazed shower screen. Low-level WC with adjoining washbasin with cupboard beneath. Tile-effect flooring.

OUTSIDE

Front Garden with brick pavers and pathway leading to the front door. Lawn with planting, enclosed by dwarf wall boundary. Private driveway with adjoining shingle area (ample parking for three vehicles). Electric vehicle charging point.

Garage: 17'7" x 8'7" (5.36m x 2.62m) with up and over door. Double-glazed side door. Fuse box. Solar panel meter and battery storage.

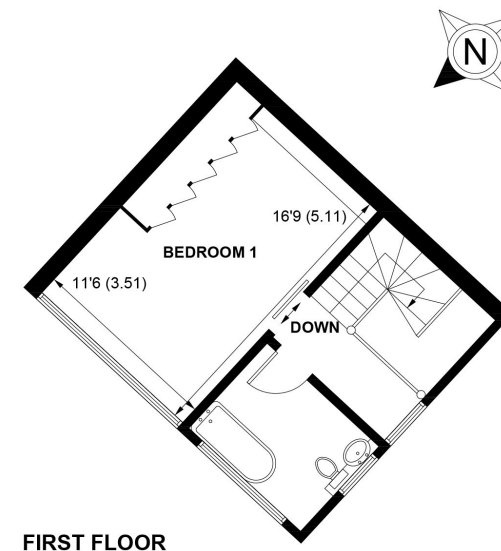
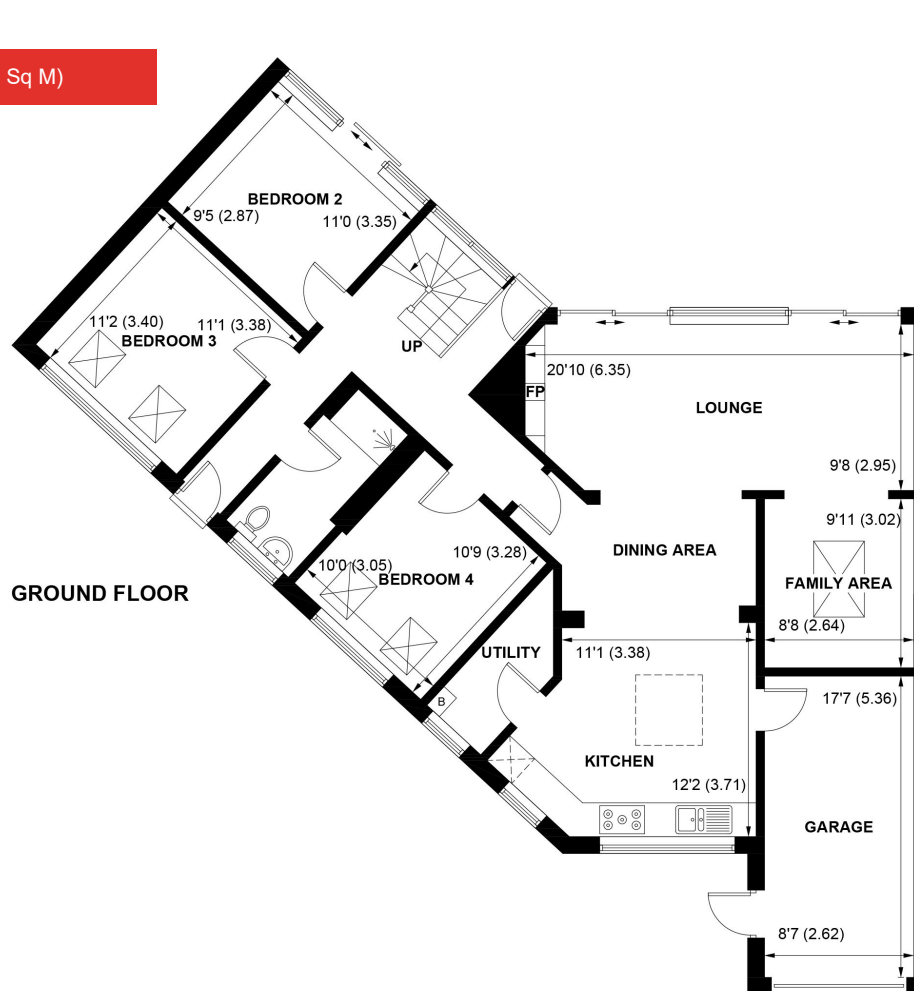
Rear Garden: with a south/east aspect. Step leading onto lawn. Shingle area. Apple tree. Timber storage shed.





Total Approximate Floor Area 1708 Sq FT (158.7 Sq M)

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-90) C | 77 | |
| (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 | |



Services: All main services are connected | Council Tax: Valuation Band: 'F'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
2. Measurements, distances and aspects where quoted are approximate.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
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