



35 Pound Lane, Upper Beeding, BN44 3JB

Offers over £325,000

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The Property & Area

Welcome to Pound Lane in Upper Beeding.

This charming 2 bedroom house has a delightful blend of character and modern amenities, and is perfect for those seeking an inviting living space. Located in Upper Beeding, the house is conveniently positioned near Hyde Square Shopping Parade and offers easy access to the A283, leading to Shoreham and Steyning, or further afield into Sussex.

You're greeted by a cozy lounge featuring an open fire and bay window. The modern kitchen is well equipped and provides ample space for a table and chairs, making it ideal for breakfast or dinner.

The house has two well proportioned bedrooms, both offering comfortable spaces. The modern fitted bathroom, complete with a Velux window, ensures convenience and adds a touch of luxury.

One of the standout features of this home is the beautiful West Facing Garden, so you can expect the sun well into the summer evenings. This superb space also has a patio area to enjoy, and is perfect for outdoor dining and gardening. With rear access and a shed, there's plenty of room for storage and additional hobbies.

Adding to the appeal, the private driveway provides ample parking.

Perfectly situated in Pound Lane, Upper Beeding, this home offers easy access to a host of amenities, including shops, restaurants, and leisure facilities. The proximity to Hyde Square Shopping Parade and Bramber is excellent, while the well connected A283 makes commuting easy, taking you to nearby towns such as Shoreham or Steyning.

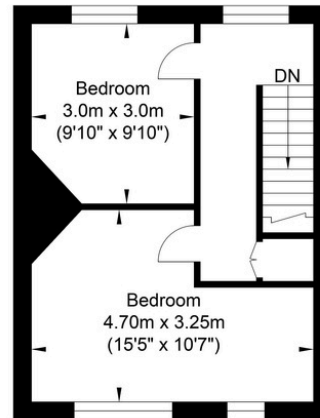
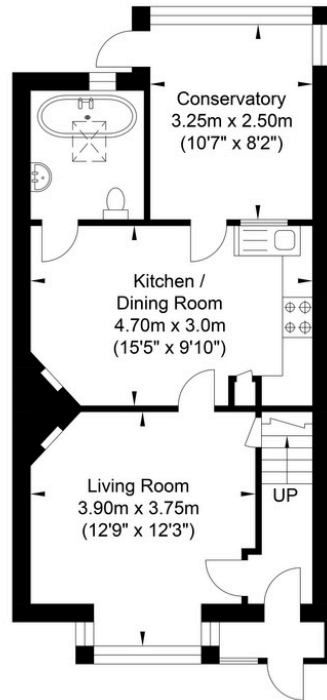
Interested? Contact us today to book a viewing on 01273 661577

Material Information:

Tenure: Freehold
Council Tax: C



Pound Lane, Upper Beeding



Ground Floor
Approximate Floor Area
492.01 sq ft
(45.71 sq m)

First Floor
Approximate Floor Area
318.71 sq ft
(29.61 sq m)

Approximate Gross Internal Area = 75.32 sq m / 810.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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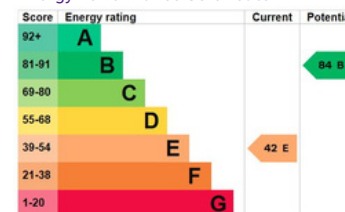
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