



3 | Church Lane | Upper Beeding | West Sussex | BN44 3HP

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of: £230,000 | Freehold



- Character one bedroom cottage Freehold.
- Redecorated inside and out August 2026
- Pretty enclosed courtyard garden
- Double bedroom and modern shower room
- Fitted kitchen with integrated oven, hob, extractor and fridge
- Double glazing and electric heating throughout
- No onward chain.

Description

Charming One-Bedroom Period Cottage with Private Courtyard Garden. Tucked away in a quiet one-way street just off Upper Beeding's High Street, this delightful one-bedroom terraced cottage enjoys a central village location and a private courtyard garden. Forming part of an attractive period terrace at the beginning of Church Lane, the property has been recently redecorated throughout, creating a bright, stylish, and welcoming home ready to move straight into.

The UPVC front door opens into a cosy living room featuring attractive wooden flooring and electric heating. To the rear, the light-filled kitchen benefits from a fully glazed door and window overlooking the courtyard garden, and is fitted with a range of matching units together with an integrated oven, hob, and extractor hood.

On the first floor, there is a well-proportioned double bedroom with large built in wardrobe and a contemporary shower room. Further benefits include double-glazed windows and doors throughout.

Outside, the enclosed walled courtyard garden provides a peaceful and private space to relax or entertain, while a useful brick-built storage shed offers additional practicality with the plumbing for a washing machine and storage. Offered for sale with no onward chain.

Location

What 3 words ///renamed.alike.either

Church Lane is situated within minutes of the local shopping parades of Hyde Square. The property is also well located for access to the South Downs and walks along the River Adur. Upper Beeding is approximately 2 miles distance to the centre of the old market town of Steyning with its wide range of traditional local shops, trades and services. The



town of Steyning also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of denominations.

Information

Property Reference: HJB03356

Photos & particulars prepared: August 2026 (ref JW)

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

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.

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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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

