



4 | Saltings Way | Upper Beeding | West Sussex | BN44 3JH

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £460,000 - £475,000 | Freehold



- Spacious two double bedroom bungalow.
- Lovely living room with doors to garden
- Separate kitchen also with garden access
- Garage and driveway
- East facing low maintenance garden
- Modern shower room
- Excellent decorative order throughout
- Gas fired heating and double glazing

Description

This pretty detached flint faced bungalow, one of an attractive pair, enjoys a good position at the entrance to Saltings Way. Originally arranged as three bedrooms, it has been cleverly redesigned to create a bright, spacious two-bedroom home. A generous hallway with coat storage cupboard and laminate flooring leads to a wonderfully light dual-aspect living/dining room featuring a solid-fuel burner, a large front window, and French doors opening onto the garden. The adjoining well-equipped kitchen offers ample units and also has direct access outside.

The main bedroom is notably large, with twin windows and extensive built-in storage, while the second bedroom also includes fitted cupboards. A fully tiled shower room is modern and stylish.

Outside, the private east-facing rear garden provides a sunny lawn and patio area, perfect for relaxing. The property further benefits from a garage with power and lighting, rear access, an up-and-over door, driveway parking, and an attractive front garden.

Location

What 3 words [///ballparks.storerom.encoded](http://ballparks.storerom.encoded)

Saltings Way is a central residential road in Upper Beeding running North from The High Street and is situated within minutes of the local shopping parade at 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.



Information

Property Reference: HJB03338

Photos & particulars prepared: by H J Burt (JW) March 2026

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

Local Authority: Horsham District Council

Council Tax Band: 'D'

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

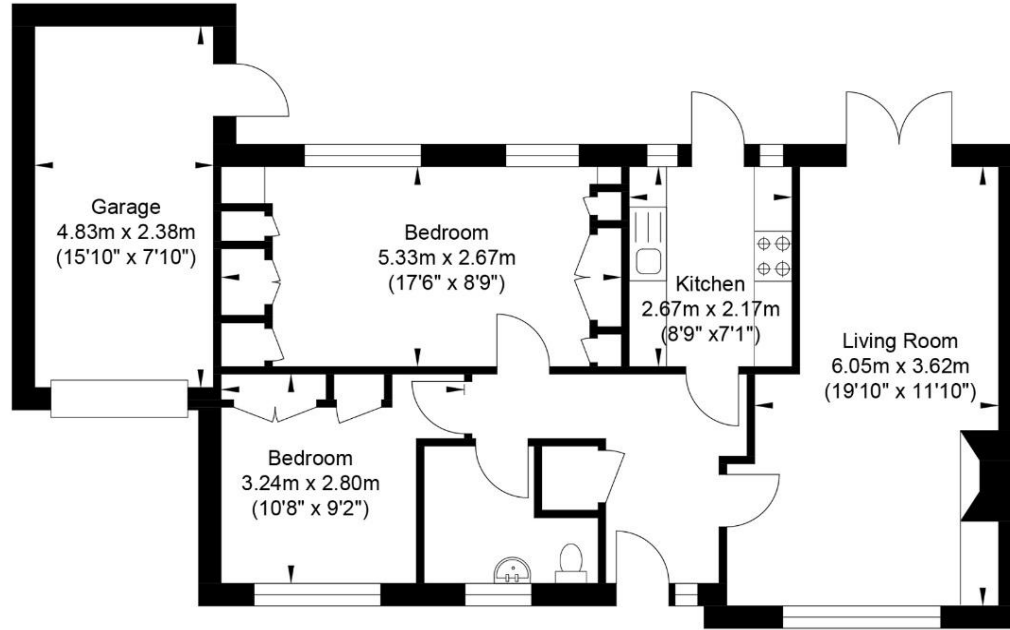
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken 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.



Saltings Way



Ground Floor

Approximate Floor Area

785.5 sq ft

(73.0 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		7B C
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area (Including Garage) = 73.0 sq m / 785.5 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.