



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

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £240,000 - £260,000



- Character one bedroom cottage
- Neutral decoration throughout
- Pretty enclosed Courtyard Garden
- Modern fitted kitchen
- Modern first floor shower room
- Double glazing and electric heating
- No onward chain.

Description

A charming one-bedroom terraced cottage with a private courtyard garden in a quiet one way street just off the High Street in central Upper Beeding. This delightful period cottage forms part of an attractive terrace at the start of Church Lane. The UPVC front door opens into a cosy living room featuring wooden flooring and electric heating. To the rear, the bright and airy kitchen enjoys a fully glazed door and window overlooking the garden. It offers a range of matching units along with a built-in cooker, hob, and extractor.

Upstairs, there is a well-proportioned double bedroom and a modern shower room. The property benefits from double-glazed windows and doors.

Outside, the walled courtyard garden provides a peaceful, private space to relax, complete with a brick-built storage shed. Offered 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: by HJ Burt March 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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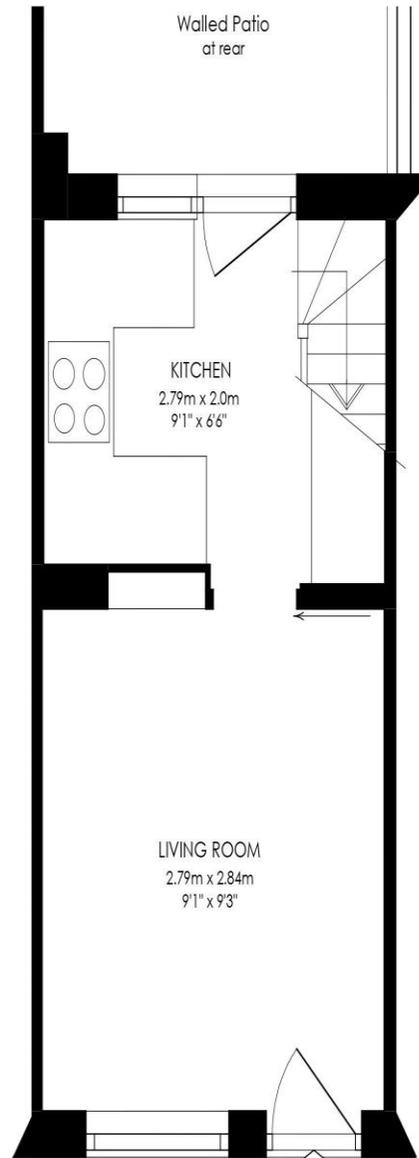


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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

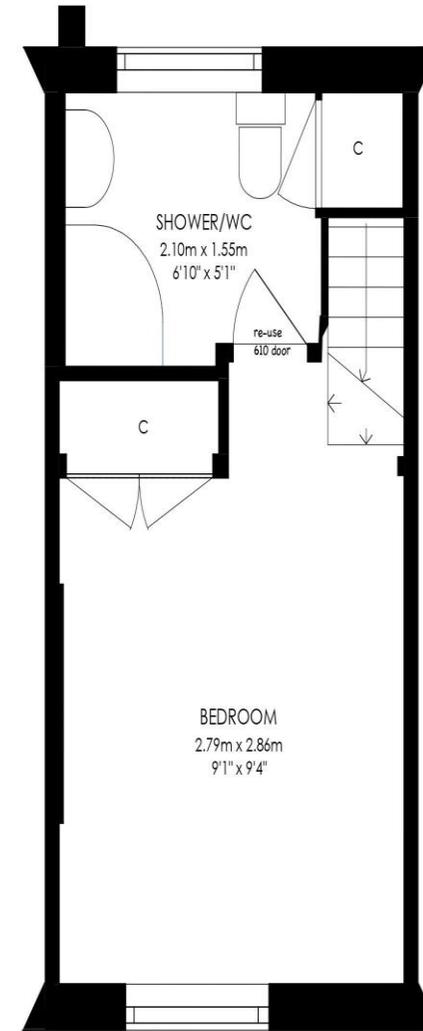




Score	Energy rating	Current	Potential
82+	A		
81-81	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



GROUND FLOOR PLAN
3 CHURCH LANE



FIRST FLOOR PLAN
3 CHURCH LANE