

**Dawn Crescent, Upper Beeding**  
**Guide Price £550,000**

# Dawn Crescent, Upper Beeding

## The Property & Area

Situated in this highly sought-after quiet cul de sac, this four-bedroom, two-bathroom semi-detached chalet style house is offered for sale with no onward chain with a South/West rear aspect.

The property offers a superb position, providing direct river access and expansive views across the River Adur, a truly unique selling point for those seeking a connection to the outdoors.

The ground floor features a welcoming lounge and a separate dining room, offering versatile living spaces for families or entertaining. There are 2 bedrooms and a bathroom on the ground floor.

The kitchen, with its lean-to conservatory, provides a practical area and offers potential for modernisation to create a contemporary room. A convenient ground floor WC adds to the functionality of this level.

Upstairs, the property offers 2 further bedrooms and a shower room. The principal bedroom is a particular highlight, benefiting from a fantastic river outlook.

Externally, the property benefits from a private driveway leading to a garage, providing valuable off-street parking and storage. A good-sized front garden enhances the property's kerb appeal. The rear garden, with its direct river access, offers a wonderful opportunity to create a personalised outdoor space, perfect for enjoying the surroundings.

This home presents an exciting opportunity for prospective buyers to update and extend, subject to obtaining the necessary planning consents, allowing for the creation of a truly bespoke home tailored to individual tastes and requirements.

There is an alleyway from Dawn Crescent leading to Upper Beeding Village which has the day to day basics covered, including a local shop, primary school, service station, post office, village hall and sports facilities. The Kings Head and The Rising Sun are both well regarded village pubs and a real focal point for the community.

Steyping is just a couple of miles away and offers a broader mix of independent shops, cafés and places to eat, along with its regular markets and events.

For travel, the A283 links quickly to the A27 and A24, giving straightforward routes to Brighton, Worthing, Horsham and London. Shoreham-by-Sea station provides mainline services to London Victoria for those needing to commute.

Material Information:

Tenure: Freehold

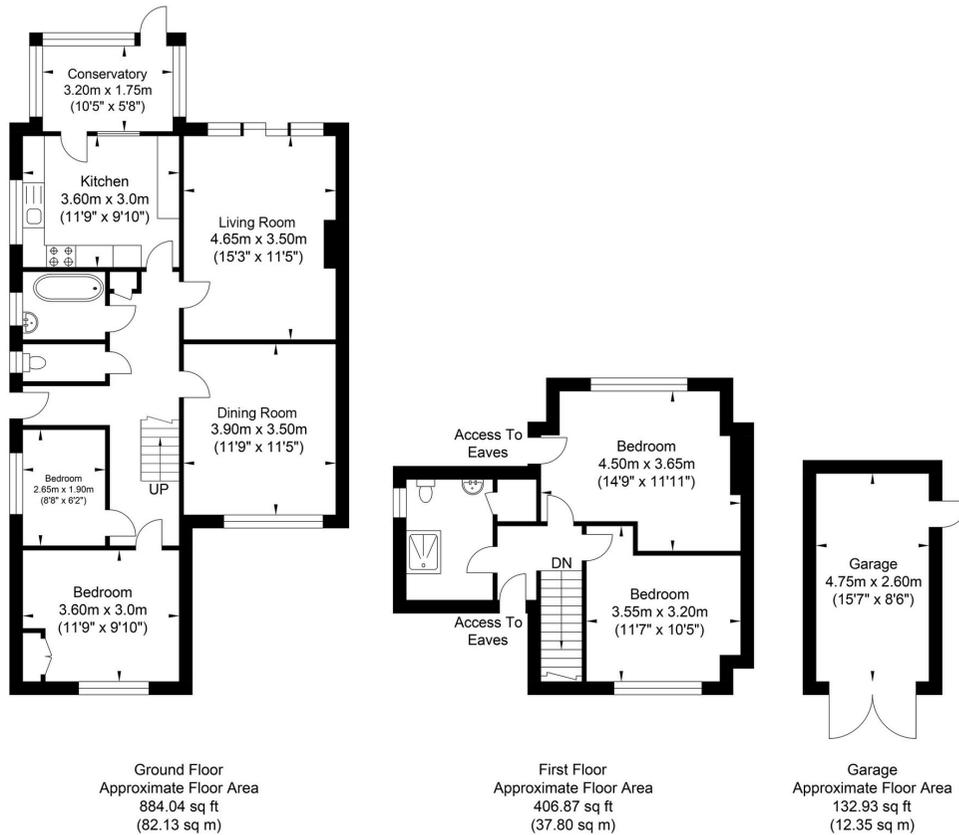
Council Tax: E

No Chain



# Floorplan

## Dawn Crescent, Upper Beeding



Approximate Gross Internal Area (Excluding Garage) = 119.93 sq m / 1290.91 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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