



3 Monks Walk | Upper Beeding | West Sussex | BN44 3HR

**H.J. BURT**  
Chartered Surveyors : Estate Agents

3 Monks Walk | Upper Beeding | West Sussex | BN44 3HR

Asking Price: £340,000 Freehold



- Four bedroom house with garage and parking
- Over three floors
- Front and rear gardens
- Garage with power and direct access from garden with parking space in front
- Kitchen/diner with garden access,
- Double glazed with gas fired central heating
- Vendor suited

### Description

An extended terraced house arranged over three floors, featuring attractive front and rear gardens, a garage, and off-road parking, ideally situated in a quiet cul-de-sac in central Upper Beeding close to the village primary school.

This well-presented property offers four bedrooms, a family bathroom, a spacious living room, and a kitchen/dining room. The living room is positioned at the front of the house and benefits from a large UPVC window overlooking the cul-de-sac, while the generous kitchen/diner opens directly onto the rear garden, creating an excellent space for family living and entertaining. The first floor comprises two double bedrooms, one of which is currently arranged as a second reception room.

On the top floor are two further bedrooms, ideal for children, guests, or use as a home office. The property is in good decorative order throughout, with several rooms having been recently redecorated.

Outside, there are pleasant gardens to both the front and rear. The rear garden is of a particularly good length and features a lawn along with two patio seating areas. The garage is a notable feature of the property, offering direct access from the garden as well as light and power. This versatile space could be used as a workshop, home gym, studio, or for additional storage, subject to individual requirements.

### Location

What 3 words [///shot.afterglow.hunt](https://www.shot.afterglow.hunt)

Monks Walk is a quiet cul-de-sac located in Upper Beeding and within only a few minutes walk of the Primary school. The High Street with a small number of shops and services is nearby as is a small square of shops on Hyde Lane. The property is close to beautiful walks



across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town of Steyning nearby has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups.

### Information

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

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

Local Authority: Horsham District Council

Council Tax Band: 'C'

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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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.





Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		