



Osborn  
*Frankling*

**Pound Lane, Upper Beeding, West Sussex, BN44 3JB**

**Offers in Excess of: £325,000 (Freehold)**

- Three-bedroom 1930s Terraced House
- Good Sized West Facing Rear Garden
- Views of the Downs from Bedroom 1 & 2
- Laminate Flooring Throughout the Ground Floor
- Ample Off-Road Parking
- Separate Dining Area
- Utility Cupboard

Osborn Frankling are delighted to offer for sale this three-bedroom 1930s terraced house. The property offers spacious ground floor accommodation comprising entrance porch area, living room, kitchen/dining room. On the first floor you will find three bedrooms, two of which are good sized doubles, whilst the third is a versatile single bedroom that can serve as a charming nursery or functional home office. The first-floor accommodation is completed with a modern bathroom. To the outside there is a west facing rear garden and to the front there is a driveway providing ample off-road parking.

Upper Beeding has local shops within walking distance, an ‘Outstanding’ Primary School, Steyning Grammar School (located in Upper Beeding) a recreation ground and village hall. The nearby market town of Steyning, approximately 2 miles distant offers a wider range of shopping facilities with cafes, restaurants and pubs. Steyning has both a primary and grammar school, health centre, leisure centre with a swimming pool and a library.

Upper Beeding offers good road links to the coast and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove. Brighton is approximately 12 miles distance, Worthing and the coast 8 miles and Shoreham-by-Sea with its mainline railway station just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.

**Accommodation Comprises:** Double-glazed front door leading to:

**Porch Area:** Double-glazed windows. Space for shoe storage. Laminate flooring.

**Entrance Hall:** Radiator. Stairs to first floor. Laminate flooring. Door to:

**Living Room:** Double-glazed Bay window, with modern shutters and seating area, with storage cupboard below. Two single radiators. Understairs eaves cupboard housing meters. TV and telephone points. Laminate flooring. Door to:

**Kitchen/Dining Room:**

**Dining Area:** Space for dining table and chairs. Chimney alcove. Storage area, (originally cupboard, door removed) Large cupboard, with folding door used as utility cupboard housing fridge and freezer and tumble dryer. Step down to:

**Kitchen Area:** comprising a range of wall and base units, with laminate work surfaces. Sink and drainer unit with mixer taps. Gas hob and stove with extractor fan over. Wall mounted boiler. Tiled splash backs. Window overlooking rear garden. Double-glazed door to rear garden.

**Stairs to First Floor Landing:** Access to boarded loft accessed via drop down ladder. Radiator. Doors to:

**Bedroom 1:** Double-glazed window to rear. Radiator. Built-in wardrobe cupboards.

**Bedroom 2:** Double-glazed window to front, with views towards Truleigh Hill.

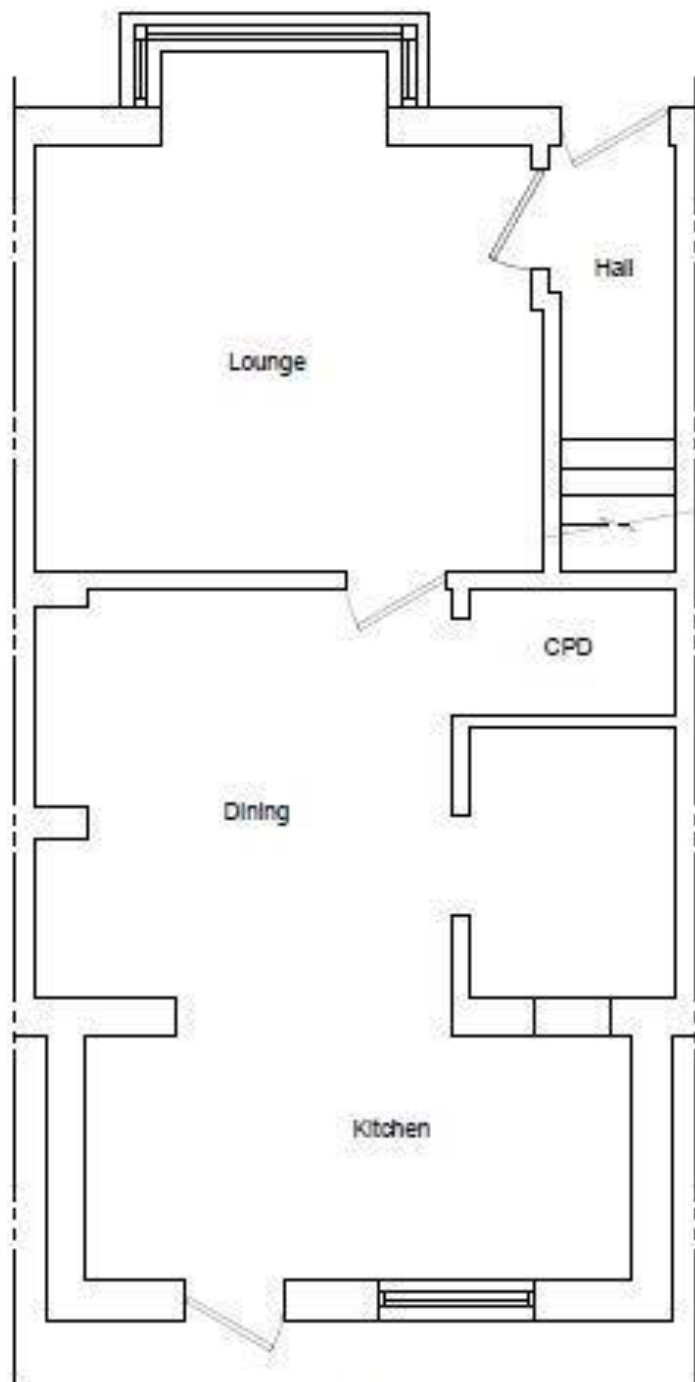
**Bedroom 3:** Radiator. Double-glazed window to front, with views towards Truleigh Hill.

**Bathroom:** Concealed cistern W.C. Wash hand basin vet in a vanity unit. Panelled bath, with shower over. Double-glazed window to rear. Heated towel rail.

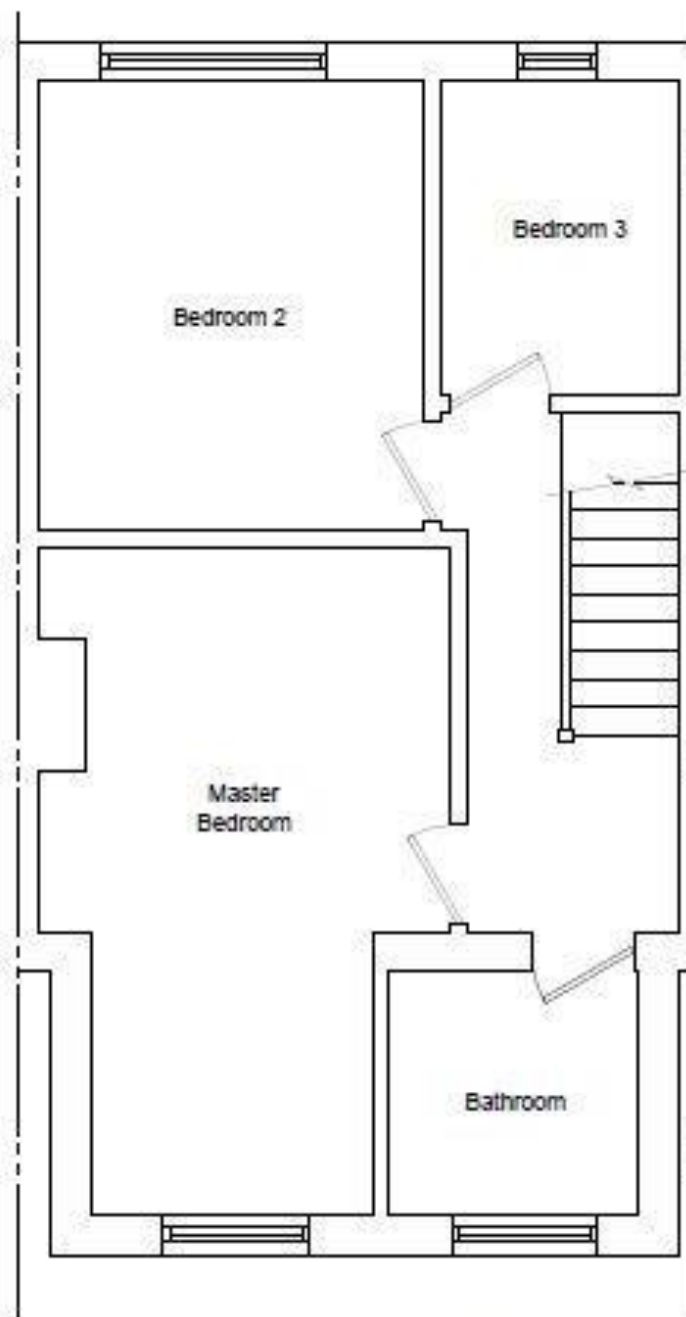
**Outside:**

**Good Sized West Facing Rear Garden:** Mainly laid to lawn, with decking. Timber shed, with power. Brick built Barbeque.

**Front Garden:** Brick built driveway offering ample parking.



Ground Floor Plan.  
(1:50)



First Floor Plan.  
(1:50)



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

**Steyping Office:** 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	86
EU Directive 2002/91/EC			



*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*