



Osborn
Frankling

School Road, Upper Beeding, West Sussex, BN44 3HY

Offers in Excess of: £300,000 (Freehold)

- **Three-bedroom 1960s Terrace House**
- **In Need of Modernisation**
- **Lounge with Open Gas Fire**
- **Kitchen/ Dining Room**
- **West Facing Rear Garden**
- **Double-Glazed Windows**
- **Total Area Approx: Sq.M/ Sq.Ft**

Osborn Frankling are delighted to offer for sale this three-bedroom 1960s terrace house. The property offers scope for modernisation and potential extension (subject to planning consents). The accommodation comprises: entrance hall, lounge, kitchen/ dining room, to the first floor there is three bedrooms and a family bathroom.

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: UPVC double-glazed front door leads to:

Entrance Hall: Stairs to first floor.

Lounge: Feature open fireplace with gas fire. TV point. Double-glazed window to front aspect built in storage unit.

Kitchen: Comprising a range of wall and base units. Space for freestanding oven, with gas hob. Sink and drainer unit. Space for fridge/ freezer. Under stairs cupboard.

Stairs to First Floor Landing: Access to loft space. Doors to:

Bedroom 1: Double-glazed window to rear. Airing cupboard. Fitted wardrobe cupboards. Wall mounted boiler.

Bedroom 2: Double-glazed window to front. Radiator.

Bedroom 3: Double-glazed window to front.

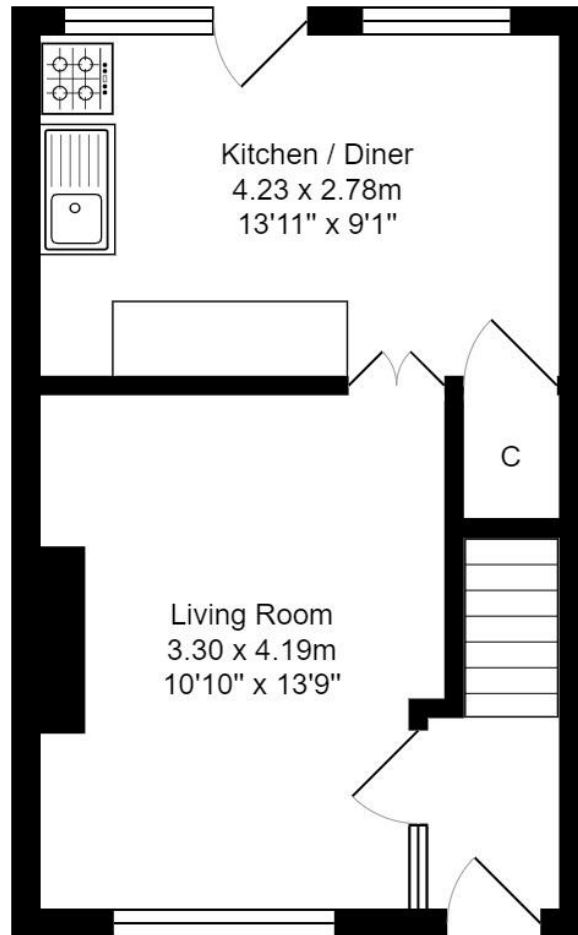
Bathroom: Low level WC. Bath. Pedestal wash hand basin. Radiator. Double-glazed window.

Outside

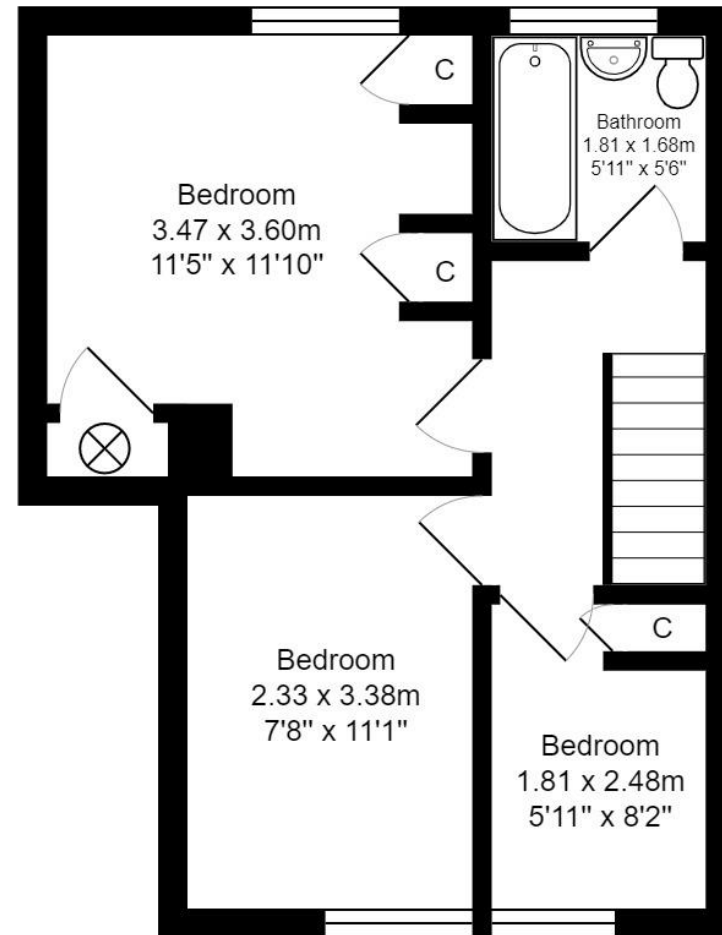
West Facing Rear Garden: Laid to lawn, with hardstanding. Path to rear access gate.

Front Garden: Laid to lawn with mature plantings.

Council Tax Band: C



Area: 30.2 m² ... 325 ft²



Area: 34.3 m² ... 369 ft²

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Total Area: 64.5 m² ... 694 ft²

All measurements are approximate and for display purposes only.



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.