



Osborn  
*Frankling*

**Adur Valley Court, Towers Road, Upper Beeding, West Sussex, BN44 3JN**

**Offers In Excess of: £120,000 (Share of Freehold)**

- First Floor Studio Flat
- In Need of Complete Renovation
- Separate Kitchen
- Bathroom
- Easy Access to the South Downs
- Garage in Compound
- Total Area Approx: 31.5 M.Sq/ 338.6 Sq.Ft

First floor studio flat constructed in the 1960s, with stunning views over Beeding Hill. The flat benefits from having a share of the freehold. Would make an ideal first-time purchase or buy-to-let investment. Accommodation comprises: Living/bedroom. Kitchen and bathroom.

Upper Beeding has local shops within walking distance, a primary school, 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:** Wooden Front Door leading to:

**Entrance Hall:** Meter cupboards. Doors to:

**Living/Bedroom:** Two double-glazed windows, with views towards Beeding Hill. TV and telephone points. Built-in wardrobe cupboard and Airing Cupboard (house hot water cylinder).

**Kitchen:** Comprising a range of wall and base unit, with laminate worksurfaces. Space for freestanding electric oven. Sink and drainer unit. Space for washing machine and fridge freezer. Tiled walls. Window.

**Bathroom:** Comprising white suite, with panelled bath, with electric shower over. Wash hand basin. W.C. Tiled walls. Window.

**Garage:** with up and over door located in a compound.

**Agents Notes:**

**Share of Freehold** with remaining 975 years. (approximately)

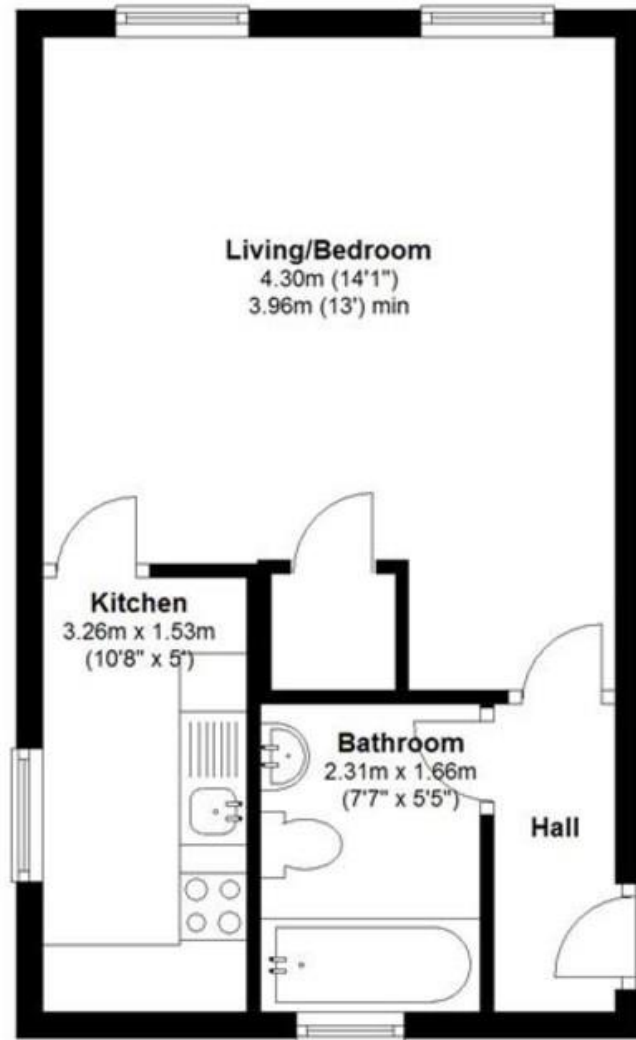
**Service Charge:** Approximately £507 - per half annum

**Reserve Fund:** £350 per half annum

**Council Tax Band: A**

## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 31.5 sq. metres (338.6 sq. feet)

Produced by and copyright Osborn Humphreys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale.

Plan produced using PlanUp.



## 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		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.*