



Osborn  
*Frankling*

**Manor Road, Upper Beeding, West Sussex BN44 3TJ**

**Offers in Excess of: £375,000 (Freehold)**

- **Three-bedroom Semi-detached House**
- **New Kitchen 2022**
- **New Bathroom 2023**
- **New Gas Boiler 2020**
- **Low Maintenance Rear Garden**
- **Within Easy Reach of Schools**
- **Off Road Parking**
- **Total Area Approx: 89.2 Sq.M/ 961 Sq.Ft**

Osborn Frankling are delighted to offer for sale this three-bedroom house constructed in the 1960s. The property has recently had a new kitchen and bathroom within the last 3 years. The accommodation comprises: living and dining room, kitchen, three bedrooms and bathroom. The rear garden is laid to patio with mature plants, shrubs, there is a large shed with power and lighting. The property benefit from having offer road parking and views of the South Downs.

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.

**Front door leading to:**

**Entrance Hall:** Radiator. Oak flooring. Stairs to first floor.

**Living/ Dining Room:** Two Radiator. Double-glazed window to front aspect. Feature fire with log burning stove. Serving hatch. Sliding doors to rear garden.

**Kitchen (2022):** Comprising a range of wall and base units, with composite worksurfaces. Eye-level double oven and induction hob, with extractor fan over. Composite butler sink with mixer taps. Spaces for: fridge/freezer, washing machine, tumble dryer. Integrated dish washer. Door to rear garden. Two double glazed windows.

**Stairs to first floor landing:** Access to partly boarded loft. Large storage cupboard.

**Bedroom 1:** Radiator. Double-glazed window to front aspect. Built-in wardrobe cupboard.

**Bedroom 2:** Radiators. Double-glazed windows to rear aspect with views of the South Downs. Two built-in wardrobe cupboards.

**Bedroom 3:** Radiator. Double-glazed window to front aspect.

**Bathroom (2023):** Panelled bath with shower over. Wash hand basin set in a vanity unit with concealed cistern W.C. Radiator/ heated towel rail. Two double-glazed windows. Tiled Walls. Fitted storage cupboards.

**Outside:**

**Front Garden:** Planted beds, and heading. Side access gate.

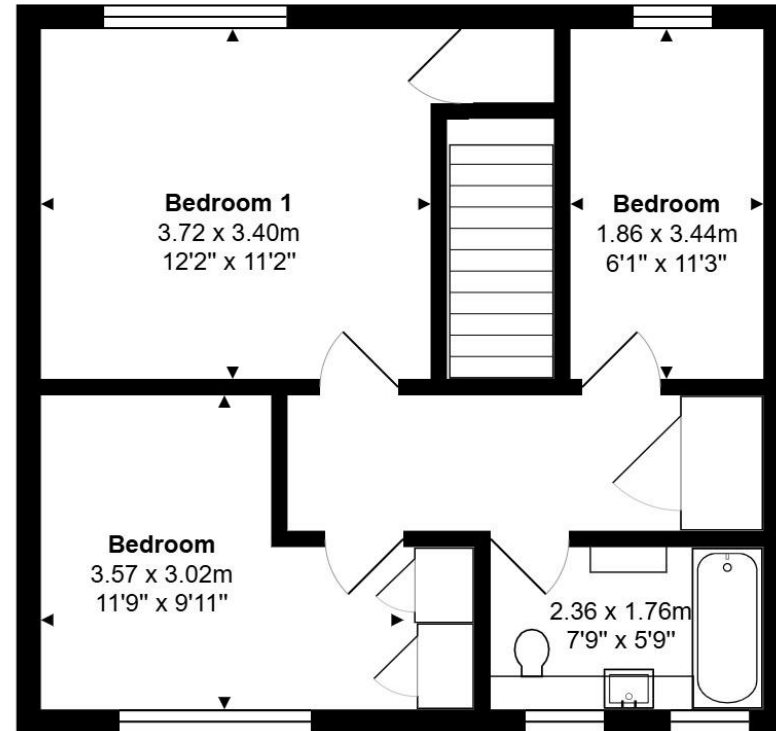
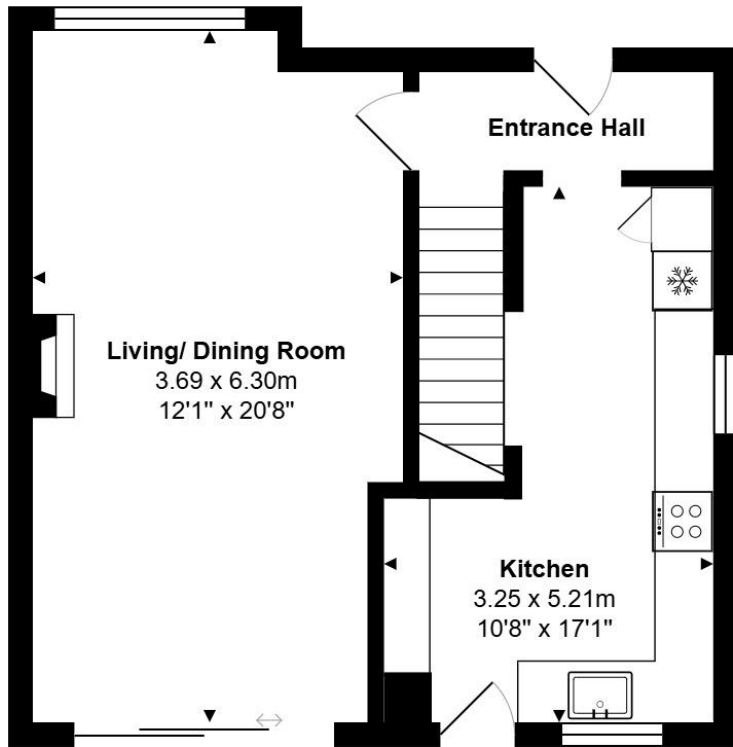
**Parking:** Block paved driveway for two vehicles.

**Rear Garden:** Low maintenance with large patio area. Planed raised beds and vegetable patches. Feature pond. Outside power socket. Large storage shed with power and lighting.

**Agents Notes:**

**Council Tax Band 'C'**

**EPC Rating: 'C'**



Total Area: 89.2 m<sup>2</sup> ... 961 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Osborn Frankling Estate Agents

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

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*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.*