



Osborn
Frankling

Dawn Crescent, Upper Beeding, West Sussex BN44 3WH

£535,000 (Freehold)

Four Bedroom Semi-detached Chalet Bungalow
Excellent Decorative Order Throughout
New Kitchen and Bathroom | Living/Dining Room with Log Burner
New Flooring to the Ground Floor | New Boiler Installed 2021/22
Front and Rear Gardens | Garage and Driveway
Total Floor Area: 153.8 sq m/1656 sq ft

Osborn Frankling are delighted to offer for sale this Three Bedroom Semi-detached Bungalow offered in excellent decorative order. The property benefits from new kitchen and bathroom and new flooring to the ground floor. Accommodation comprises: Living/dining room, with log burner, kitchen and conservatory and a boot room. Two ground floor bedrooms and family bathroom. To the first floor there are two large bedrooms and a shower room. Front and rear garden. Garage/ workshop, shed with power and driveway. The property is located within minutes of a direct access path onto the Riverbank and the South Downs Link.

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 and Steyning offer good road links to the coast and the mainline railway station at Shoreham by Sea, 5 miles distant, with rail services along the coast, to Gatwick and London Victoria. Brighton is approximately 10 miles and Worthing 8 miles. Local bus services run regularly to Brighton and Hove, Burgess Hill, Hassocks, Horsham via Henfield and Pulborough via Storrington. Horsham, Gatwick and London are accessible via the A24 and M23.





Accommodation Comprises: Composite front door leading to:

Entrance Hall: Radiator. Meter cupboard.

'L' Shaped Living/Dining Room: Two double-glazed windows. Brick built feature fireplace, with log burning stove. Radiators. Stairs to first floor.

Kitchen (New 2022): Comprising a range of wall and base units, with solid oak worksurfaces. Double electric eye-level oven. Induction hob, with extractor fan over. Butler sink, with drainer. Integrated fridge & freezer, washing machine and dishwasher. Double-glazed windows. Door to:

Boot Room: UPVC double-glazed windows and doors to front and rear access.

Conservatory. Double-glazed patio doors to rear. Radiator.

Stairs to First Floor Landing: Eaves storage space. Double-glazed window, with views.

Bedroom 1 (first floor): Radiators. Double-glazed windows, with views over the South Downs. Built-in wardrobe cupboards.

Bedroom 2 (ground Floor): Radiators. Double-glazed window. Fitted wardrobe cupboards.

Bedroom 3 (first floor): Radiators. Double-glazed window, with views of the South Downs.

Bedroom 4/Study (ground Floor): Double-glazed windows to side.

Family Bathroom: Wash hand basin set in a vanity unit. Concealed cistern W.C. Shower enclosure. Bath. Two double-glazed windows. Tiled walls and floor. Radiator/heated towel rail.

Shower/Wet Room (first floor): Electric shower. Pedestal wash hand basin. Push button W.C. Eaves storage space.



Outside:

Rear Garden: Mature garden mainly laid to lawn, with raised flower and vegetable beds. Patio area laid to shingle. Insulated shed with power.

Front Garden: Laid to lawn and enclosed via brick wall. Mature planting. Bin store.

Driveway: Hardstanding for 3/4 vehicles leading to **Garage/ Workshop:** Up 'n' over door.

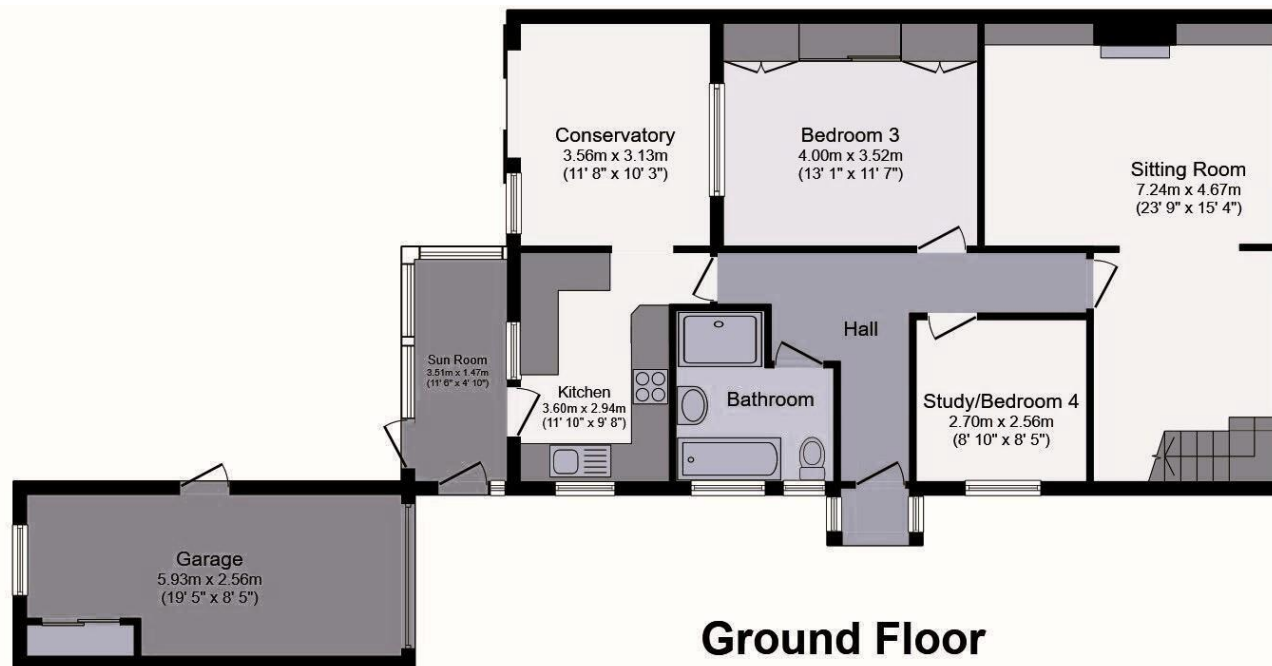
Agents Notes:

Garage/ Workshop: Powered to 16AMP for machinery.

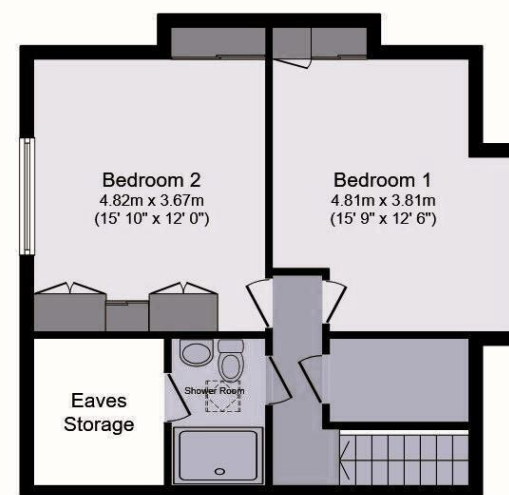
EPC Rating: C

Tax Band: D





Ground Floor



First Floor

Total floor area 153.8 sq.m. (1,656 sq.ft.) approx





Osborn Frankling Estate Agents

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Viewing: Strictly Through Osborn Frankling

Please call/ Email: 01903 814888/ info@sellinghomes.co.uk - for further information or to arrange a viewing.

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.



