



**OSBORN
FRANKLING**

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The Paddocks, Upper Beeding West Sussex BN44 3JW

£625,000 (Freehold)

Four Bedroom Detached House | Driveway Leading to Double Garage | Kitchen/ Breakfast Room

Large Living Room | Dining Room | Gas Fired Central Heating

South Facing Rear Garden | Double-glazed Windows

Total Floor Area: 173.8 Sq.M / 1870 Sq.Ft

Osborn Frankling are delighted to offer this beautifully presented four bedroom detached house build in 1979. This property offers extensive family accommodation and is conveniently situated within easy reach of the “Outstanding” Upper Beeding Primary School, Local amenities, and the Riverbank with beautiful countryside walks.

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: Wooden glazed front door.

Entrance Hall: Radiator. Engineered Oak flooring. Stairs to first floor. Doors to:

Living Room: Radiator. TV, and Telephone points. Feature fireplace. Two double-glazed windows. Patio doors to rear garden.

Kitchen/ Breakfast Room: Comprising of wall and base units. Laminated work surfaces. Space for gas Range Master with extractor fan. Sink and drainer unit. Spaces for double fridge freezer, tumble dryer and washing machine. Radiator. Double-glazed window to front aspect. UPVC double-glazed door to side and rear garden.

Dining Room: Radiator. Double-glazed patio door to rear garden. Double doors to living room.

Cloakroom: Wash hand basin. Push button W.C. Double-glazed window to front aspect. Tiles walls and floor.

Stairs to First Floor Landing: Airing cupboard. Access to partly boarded loft with pull down ladder. Double-glazed window.

Bedroom 1: Double-glazed windows to front aspect. Built-in cupboard and wardrobe cupboards. Radiator. TV point. Door to:

En-suite: Wash hand basin. Push button W.C. Shower enclosure. Radiator. Tiled walls and floor.

Bedroom 2: Radiator. Double-glazed window to rear aspect. TV point.

Bedroom 3: Radiator. Double-glazed window to rear aspect. (currently set up as a crafts room)

Bedroom 4: Radiator. Double-glazed window to rear aspect. (currently being used as a study)

Family Bathroom: Pedestal wash hand basin. Push Button W.C. Panelled bath with shower over. Double-glazed window to front aspect. Radiator. Tiled walls and floor.



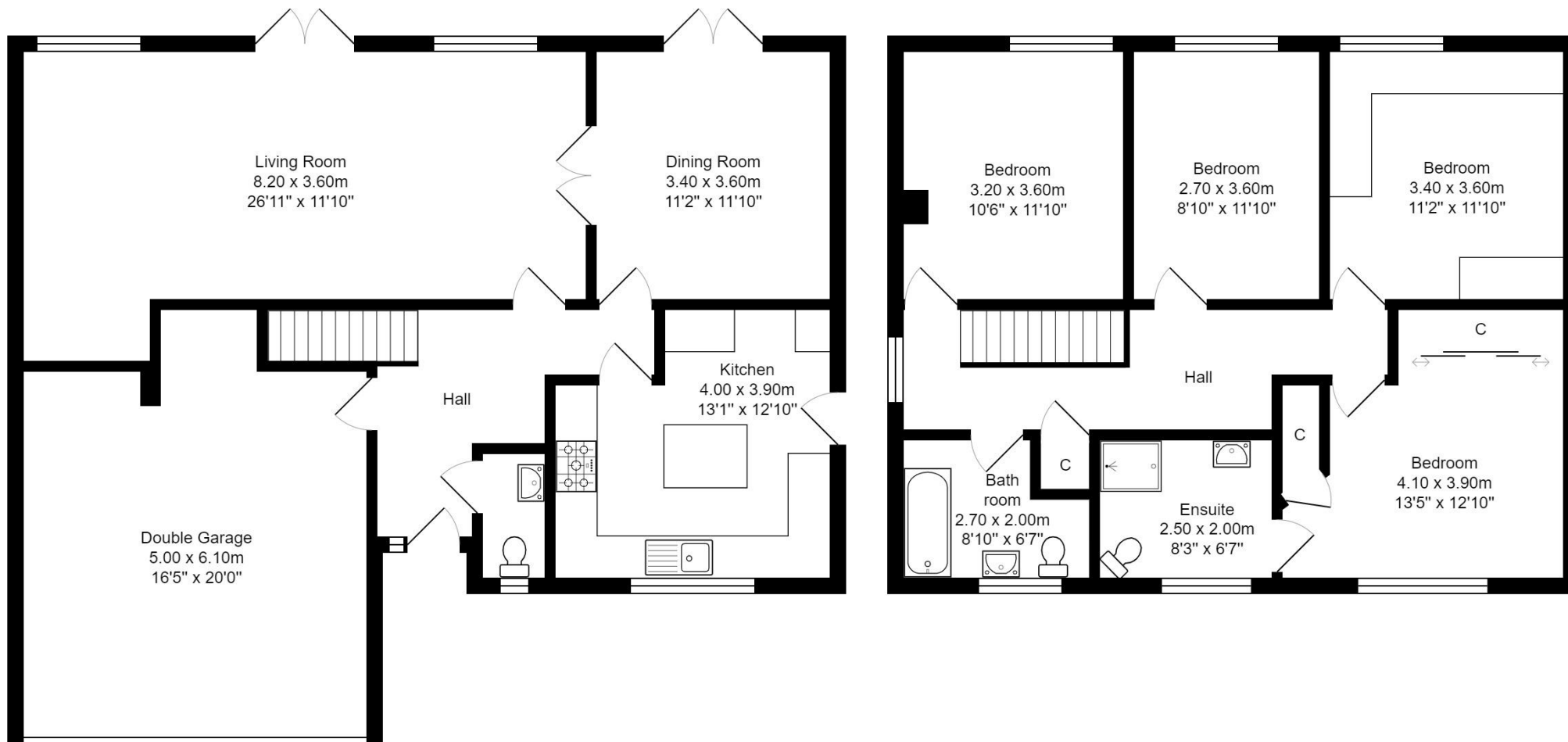
OUTSIDE:

South Facing Rear Garden: Mature garden mainly laid to lawn with a range of planted beds. Large patio area along the rear of the property. Privately enclosed with bushes and fencing. Side access with raised herb garden and bin store.

Front Garden: laid to lawn with mature planted beds, path to side access and porch area.

Tarmacadam Driveway for two vehicles leading to: **Double Garage** with electric up and over door, power, and lighting. Currently set up as a workshop with substantial storage facilities (not included).






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Total Area: 173.8 m² ... 1870 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(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	

Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 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.

Osborn Frankling Estate Agents

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