



Osborn  
*Frankling*

**Ground Floor Flat, School Road, Upper Beeding, West Sussex BN44 3HY**

**Offers In Excess of: £260,000 (Share of Freehold)**



- **New Two Bedrooms Ground Floor Apartment**
- **Gas Fired Central Heating**
- **10 Year Build-Zone Warranty**
- **Share of Freehold**
- **50/50 Split of Maintenance**
- **Rear Garden**
- **Allocated Parking Space**

Osborn Frankling are delighted to offer this new two-bedroom ground floor apartment for sale in the sought-after location of Upper Beeding.

The property comes with a 10-year Build-Zone warranty and will be Share of Freehold with 50/50 split on the maintenance of the building.

Both properties come with a private parking space, rear garden, gas fired central heating, and double-glazed windows.

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:** Front door leading to:

**Open Plan Living Accommodation:** Engineered Oak flooring. Two designer radiators. Double-glazed window to side. Double-glazed French doors leading to rear garden. Understairs storage cupboard housing boiler.

**Kitchen area:** comprises a range of wall and base units, with work surfaces and tiled splash backs. One and a half bowl sink and drainer unit, with mixer taps. Integrated washing machine and dishwasher. Central island, with electric cooker and gas hob, with extractor fan over. Space for fridge/freezer

**Door to:**

**Bedroom 1:** Double-glazed window to front. Radiator. Over stairs cupboard, with window, housing boiler cupboard.

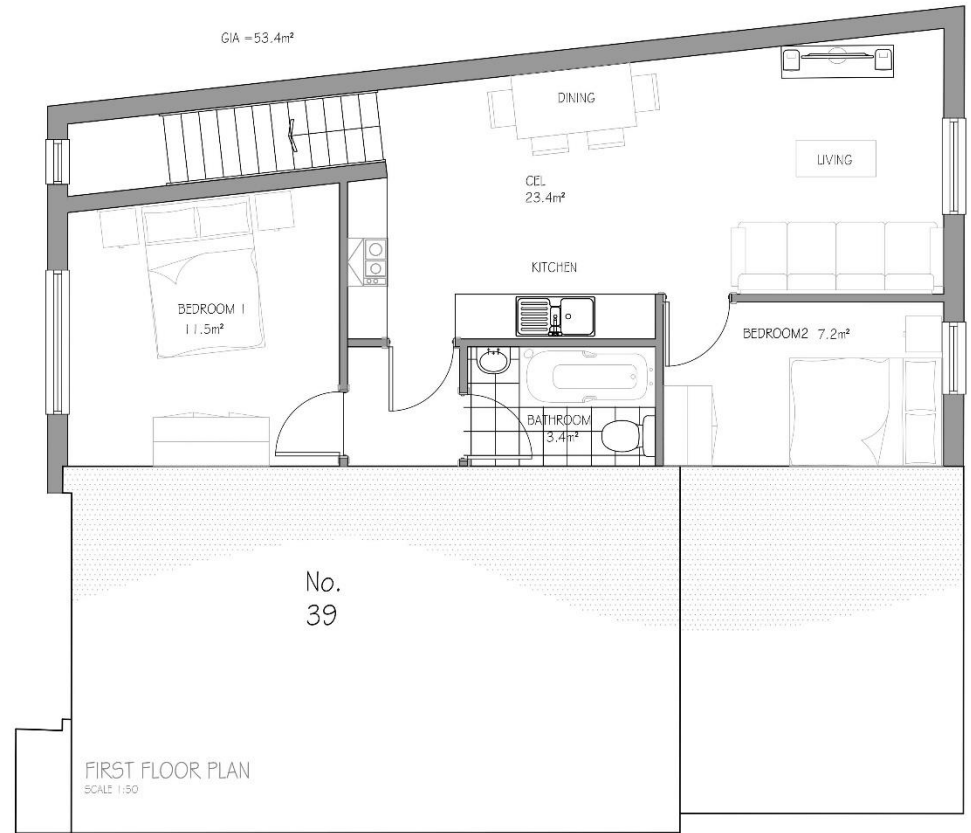
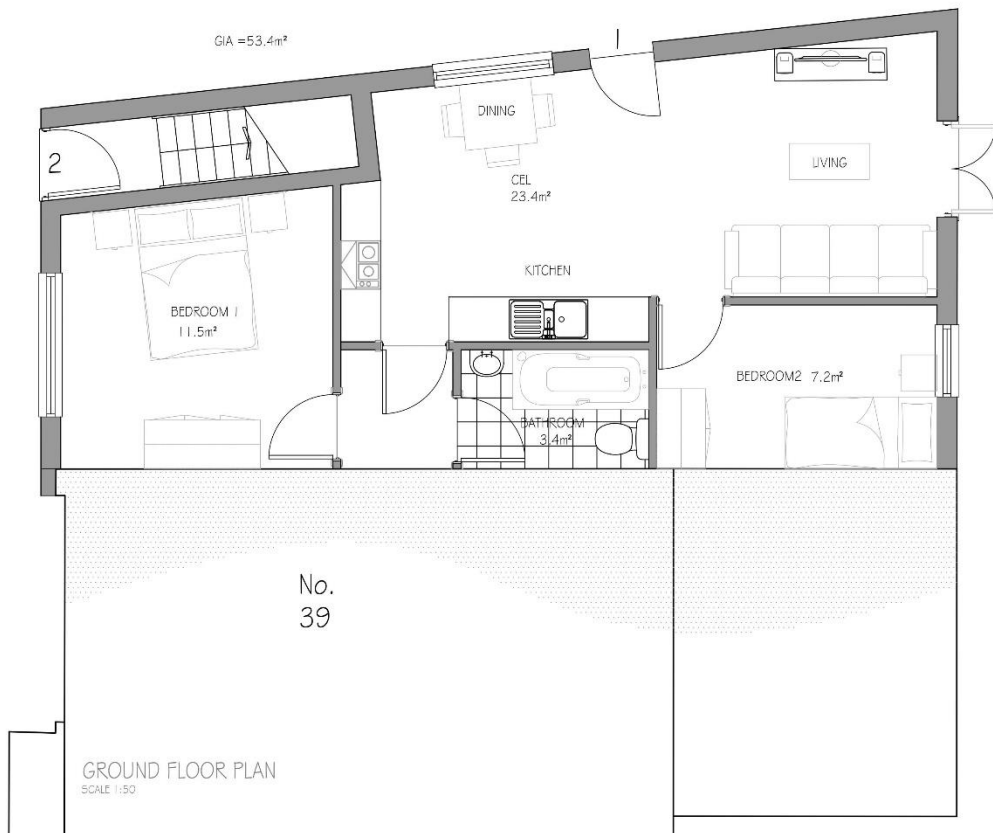
**Bathroom:** Comprising bath, Dual head shower with rain shower head. Tiled surround. Push-button low-level W.C. Wash hand basin set in a vanity unit, with mirror above. Heated towel rail. Extractor fan.

**Bedroom 2:** Double-glazed window to rear. Radiator.

**Outside**

**Allocated Parking to Rear.**

**Rear Garden:** Enclosed by timber fencing. Laid to lawn.





## 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



*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.*