



## 5 Saltings Way

Upper Beeding, BN44 3JH

Asking Price Of £425,000

- END TERRACED FAMILY HOME
- LARGE LIVING DINING ROOM
- HOME OFFICE/GUEST SUITE & ENSUITE SHOWER
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- WOOD BURNER
- UPVC DOUBLE GLAZED WINDOWS

Whitlock & Heaps are delighted to present to market this three bedroom end terraced home, featuring a large living room and garden room, as well as a good sized south facing garden.

This home is ideally situated, being close to local Schools and the river Adur, with plenty of good walks in the surrounding area. Bus routes operate locally and A roads are close by, offering an easy commute to Brighton and Horsham.

**ENTRANCE HALL** Cupboard housing electrics and meters, door to living room, stairs to first floor.

**KITCHEN** Incorporating single bowl sink with mixer tap and drainer, adjacent laminate work surfaces with array of cupboards above and matching cupboards and drawers below, 'Lamona' four ring gas hob with extractor hood above and oven below, space for fridge/freezer, dishwasher and washing machine, ladder style radiator, UPVC double glazed window and door to south facing rear garden.

**LIVING ROOM** Feature Wood Burner (fitted August 2020), door to garden room and kitchen, under stair storage, UPVC double glazed windows and doors, 2 radiators, door to south facing rear garden.

**HOME OFFICE/GUEST SUITE** Timber clad with UPVC sliding doors to south facing garden, fitted electric heater, double glazed sky light and window, hallway leading to second entrance and shower room. The extension has a separate front and rear entrance.

**GROUND FLOOR SHOWER ROOM** Comprising walk in shower unit with glass doors, 'Triton' electric shower tiled surround, vanity wash hand basin, low level w.c., UPVC double glazed window, extractor fan.

## FIRST FLOOR

**LANDING** Storage cupboard, loft hatch.

**BEDROOM 1** Wide UPVC double glazed window, radiator.

**BEDROOM 2** 2 UPVC double glazed windows with

double aspect, radiator.

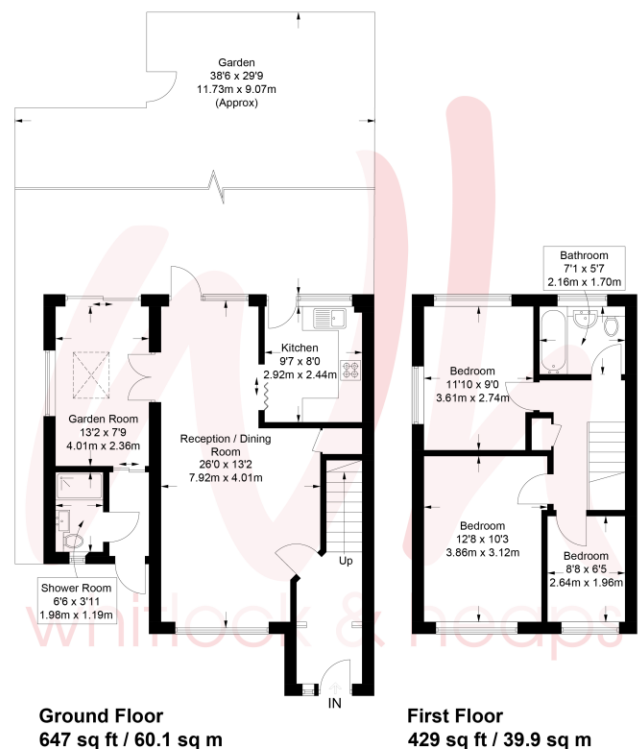
**BEDROOM 3** Wide UPVC double glazed window, fitted cupboard, radiator.

**BATHROOM** Comprising panelled bath with tiled splash back surround, wide wash hand basin with matching tiled splash back and cupboards below, low level w.c., heated towel rail, fitted cupboard with mirror, wide UPVC frosted windows.

**SOUTH FACING REAR GARDEN** Bound by fencing, front paved area with well established borders, lawn to middle with wood chipped rear area for sitting. Side gate to OFF ROAD PARKING for two cars, brick wall separating garden to front of Garden Room which is laid to lawn with shed, water tap, side passage to front.

**FRONT GARDEN** Mainly laid to lawn with well established borders, pathway to front.

EPC rating: Current 72C Potential 83B



Approximate Gross Internal Area = 1076 sq ft / 100 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022

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