

Hyman Hill
Estate & Letting Agent



22 Countryside Farm Park, Church Lane, Upper Beeding, BN44 3HF

£169,950 Perpetual Lease

01273 454511

- Two bedroom park home
- Refurbished throughout in 2020
- Easy reach of shops & countryside walks
- 19'10 kitchen/living/dining area
- Connected to mains gas & electricity (boiler installed 2020)
- Double glazed throughout
- West facing garden to rear
- No on-going chain



INTRODUCTION

Hyman Hill are delighted to offer this well presented two bedroom park home having been completely renovated by the present vendors in 2020.

The village of Upper Beeding offers a range of local shops at Hyde Square, a post office and public houses on the High Street. A delightful river walk is just fine minutes away. Steyning offers a more comprehensive range of shopping facilities, library, health centre and churches of many denominations and a leisure centre with a swimming pool. Brighton is approximately 12 miles away and Worthing and the coast 8 miles, with its main line railway station just 6 miles. Horsham, Gatwick airport and London are accessible via the A24,A23/M23.

ENTRANCE HALLWAY

Karndean flooring, doors leading to:

OPEN PLAN KITCHEN/LIVING/DINING AREA

19' 10" x 11' 7" (6.05m x 3.53m)

Kitchen Area:

Matching range of contemporary fitted floor, drawer and wall mounted units with contrasting wood effect work surfaces incorporating; inset one and a half bowl single drainer stainless steel sink unit with swan necked mixer tap, integrated electric oven with inset four ring stainless steel gas hob and stainless steel splash-back above, space and plumbing for washing machine, space for free standing upright fridge/freezer, continuation of Karndean flooring.

Living Area

Triple aspect via double glazed windows to either side and double glazed bow westerly aspect window to rear, large utility cupboard housing wall mounted gas boiler (installed 2020) and space for tumble drier, continuation of Karndean flooring, double glazed door giving access to front and rear.

BEDROOM ONE

11' 6" x 7' 4" (3.51m x 2.24m) Double glazed window to front, radiator, Karndean flooring.

BEDROOM TWO

7' 11" x 7' 11" (2.41m x 2.41m) Double glazed window to side, radiator, full height wardrobes fitted to entire length of one wall having sliding doors to front, Karndean flooring.

SHOWER ROOM

Obscured double glazed window to side. Contemporary fitted white suite with chrome fittings comprising; walk in shower with glass screen housing wall mounted thermostatic controls and shower heads, low level button flush WC, wash hand basin with mixer tap having storage drawers below, heated towel rail/radiator, tiled floor having feature under floor heating.

REAR GARDEN

Boasting a favoured westerly aspect. Laid to low maintenance paving slabs and enclosed by fencing, metal storage shed.

OUTSIDE

The garden extends to the side and front being predominately laid to lawn.

PARKING

Private residents only car park situated to the entrance of the development.

FURTHER INFORMATION

Lease: Perpetual Lease.

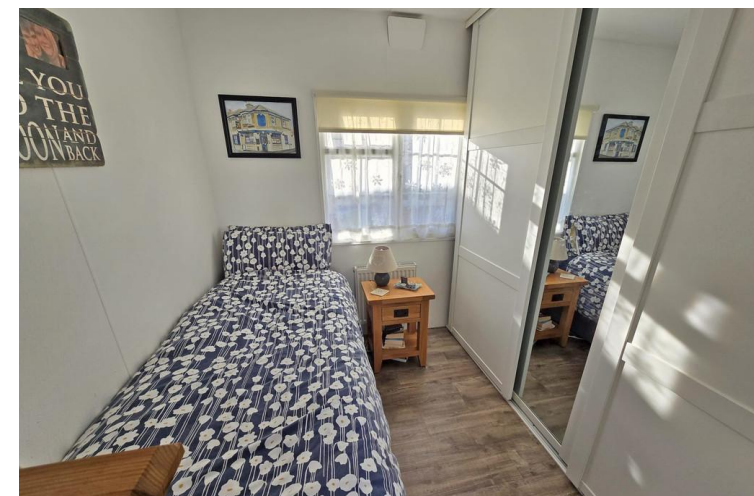
Ground Rent: £187.94 per annum (reviewed yearly)

Local Authority: Horsham District Council

Site Information: The property can only be occupied by those aged 50 & over.

Pets: No dogs are permitted on site.

Agents Note: Upon purchase, the purchaser must pay 10% of the purchase price to the site owner.





Ground Floor



Total area: approx. 44.2 sq. metres (475.3 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band A - £1,533.40 per annum
(2024/2025)

TENURE

Perpetual Lease

LOCAL AUTHORITY

Horsham District Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.