



**OSBORN
FRANKLING**

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Priory Field, Upper Beeding, West Sussex BN44 3HU

OIEO £450,000 (Freehold)

3/4 Bedroom Detached House | Driveway for 2/3 Vehicles | Close to River Walks

Open Plan Kitchen/Dining Room | Two Reception Rooms | Two Bathrooms

Views of the South Downs | Kitchen Extension 2019

Floor Area Approx 118.8 sq m/1279 sq ft

Three bedroom detached family house, located in a popular close, within easy access of the 'Outstanding' Upper Beeding Primary School and local shopping facilities. The property comprises open plan living/kitchen, family room, cloakroom, and conservatory with stunning views of the Downs. Three first floor bedrooms with and en-suite to the master bedroom and family bathroom. To the outside there is a rear garden and side garden and ample off road parking

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 front door

Entrance Hall: Stairs for first floor.

Open Plan Kitchen/Living Room:

Kitchen Area: Comprising a range of wall and base units, with laminate work surfaces. Eye-level electric oven. Induction hob, with extractor fan over. One and a half ceramic sink and drainer unit, with mixer taps. Space for washing machine, tumble dryer and fridge/freezer. Double-glazed window and door to rear garden. Tiled walls

Living Area: Radiators. Double-glazed windows to front. Patio doors to conservatory. Television/Sky/Telephone points.

Conservatory: Double-glazed windows and door to rear garden.

Cloakroom: Wash hand basin. Push button W.C. Radiator.

Family Room/Bedroom 4: Double-glazed window to front and double-glazed window and door leading to side garden area. Radiator. Built-in cupboards.

Stairs to First Floor Landing: Accesses to boarded and insulated loft via drop down ladder.

Bedroom 1: Radiator. Double-glazed window to front. **Dressing Area:** double-glazed window, with views of the Downs. Built-in wardrobes. Door to:

En-suite: Wash hand basin set in a vanity unit. Push button W.C. Shower enclosure. Double-glazed window.

Bedroom 2: Radiators. Double-glazed window to front. Built-in cupboard.

Bedroom 3: Radiator. Double-glazed window to front. Built-in cupboard.

Family Bathroom: Wash hand basin set in a vanity unit. Push button W.C. Bath, with shower over. Double-glazed window. Tiled walls. Radiator/heated towel rail



OUTSIDE

South/Westerly Facing Rear Garden: Laid to lawn, with decked area and mature plantings. Stunning views over towards open land and the South Downs.

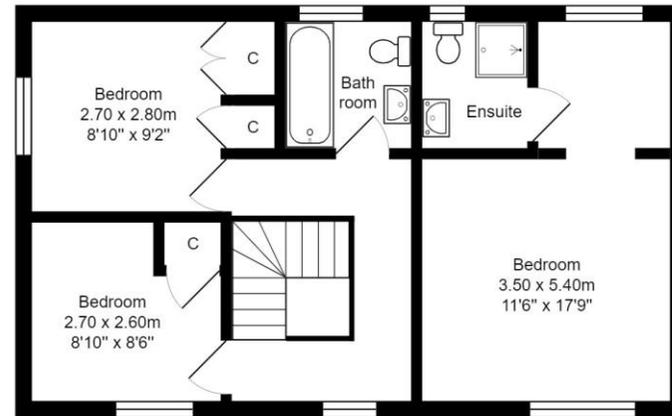
Side Garden; Accessed from family room. Laid to lawn, with metal shed and storage shed.

Front Garden: Laid to lawn, with mature Plantings. **Driveway** With parking for 2 to 3 vehicles.





Ground Floor



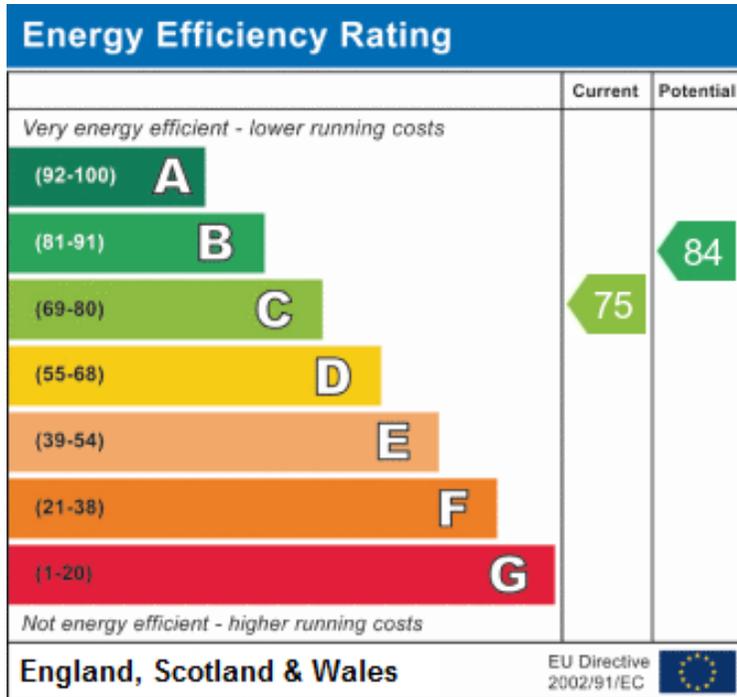
First Floor

1a Priory Field, Upper Beeding, BN44 3HU

Total Area: 118.8 m² ... 1279 ft²

All measurements are approximate and for display purposes only.





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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