



25 | Dacre Gardens | Upper Beeding | West Sussex | BN44 3TD

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £340,000 - £360,000 | Freehold



- Character period house
- Three bedrooms
- Two reception rooms
- Modern bathroom
- Large tiered garden
- Extensive panoramic views
- Original features, open fireplaces, sash windows

Description

An attractive mid terraced Edwardian house boasting original period features in a semi rural location.

This well presented property occupies an elevated position giving fabulous far reaching views over the river valley and beyond from both the house and the garden which is tiered and ascends higher than the roof. Steps lead up to the wooden front door and into the hall. The living room is bay fronted and has a beautiful working cast iron fireplace with inset tiles and polished original floorboards. There are shelves built into the alcoves and original sash windows with secondary glazing. The dining room also has a working cast iron fireplace, stripped floorboards and rear sash window, a large under stair cupboard and door to the kitchen which has matching painted units with timber worktop, with side windows and a door leading outside.

On the first floor are three bedrooms, the largest being at the front with two windows giving far reaching views, this room is currently used as an office, the middle bedroom has a cast iron fireplace and views over the garden whilst the rear room is currently a workshop. The modern bathroom has a white suite and was only finished off on March 2022. There is a large loft where several neighbours have converted into a 4th bedroom. Outside is a cupboard containing the boiler which was installed in 2020, lower patio area and a tiered garden with lawned areas with built in seating. This is a pretty, characterful property where a viewing is highly recommended.

Location

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The house is situated between Upper Beeding and Shoreham by Sea on the main bus routes. Steyning with its historic High Street is approx. 1.5 miles away and with its wide

range of traditional local shops, trades and services. The town also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 4.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB02272

Photos & particulars prepared: by H J Burt March 2024 (ref JW).

Services: Mains services of electricity, gas, water and drainage.

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Local Authority: Horsham District Council Council Tax Band: 'B'

Directions

From our Steyning office, proceed in a Southerly direction along the High Street and continue along the road to the roundabout at Bramber Castle. At the next roundabout, take the second exit (to Shoreham by Sea) and the slip road to Dacre Gardens will be seen within 0.5 of a mile on the left hand side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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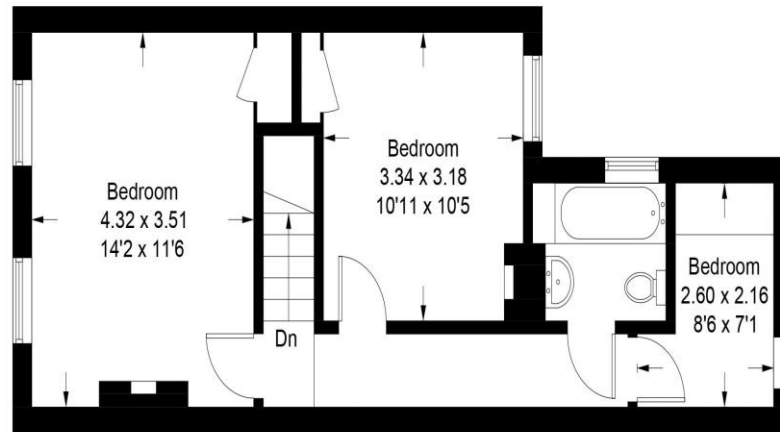
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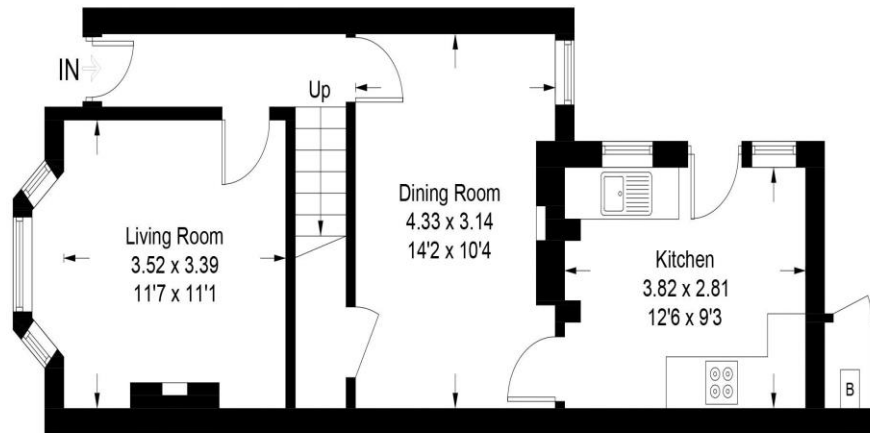
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Dacre Gdns, BN44

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
(Excluding Boiler Room)



First Floor



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID851453)

