



33 | Manor Road | Upper Beeding | West Sussex | BN44 3TJ

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £375,000 | Freehold



- Three bedroom family house.
- Off Street parking
- East facing lawned garden with shed and rear access
- Large double aspect Living room
- Long Kitchen
- Bathroom and separate w.c.
- Double glazing and Gas fired central heating.

Description

A spacious family house built in the 1970s, this mid terraced house boasts an East Facing lawned garden to the rear and a large front driveway for several vehicles.

A glazed porch leads into the large kitchen which runs the full length of the house and includes a good number of modern high gloss grey units with contrasting wood effect square edge worktops. A pantry, understairs cupboard and boiler cupboard provide plenty of storage. A double aspect Living/dining room runs across the other side with patio doors to the garden.

Upstairs are three bedrooms, the two larger having fitted wardrobes while the bathroom has a white suite and mira sport shower and folding screen and a separate w.c. There is storage cupboard and loft access (not inspected). Gas fired central heating is powered by a Worcester Bosch boiler and the house has double glazing.

Outside is a pretty garden mainly laid to lawn with fruit trees, mature shrubs and a wooden shed. It is fenced to three sides with a rear gate. At the front is a large driveway laid to herringbone pattern brick with side lawn and large hedges for privacy.

Location

What 3 words ///soothing.seated.backtrack

The property is situated on a residential road on the Eastern side of Upper Beeding. A square of shops is a short distance away which includes among other shops a large Nisa supermarket, The village is situated adjacent to the historic village of Bramber with a delightful village atmosphere with a pub and restaurants and some superb walks including on the South Downs and along the River Adur. The larger and also historic market town of Steyning is within approximately 2 miles which includes a more extensive selection of

shops, general stores, leisure centre, health centre and library. Easy access to Shoreham-by-Sea, approximately 5 ½ miles to the South-East which has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. Hassocks is approximately 10 miles away again with a railway station on the Brighton line. The city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB02790

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

Council Tax Band: 'C'

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

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



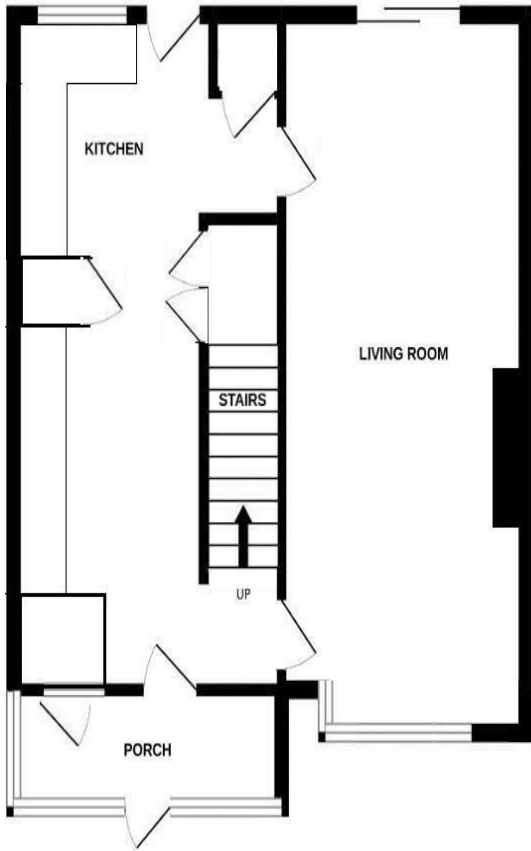
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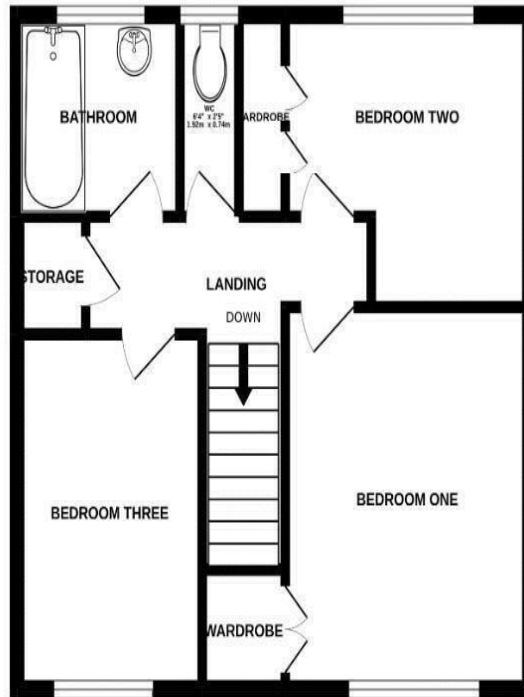
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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



Dimensions

Entrance Porch

Kitchen 20' 11" x 10' 7" (6.37m x 3.22m)

Living Room 22' 8" x 10' 8" (6.90m x 3.25m)

First Floor Landing

Bedroom 1 12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom 2 11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom 3 11' 6" x 6' 2" (3.50m x 1.88m)

Bathroom 5' 5" x 4' 10" (1.65m x 1.47m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE

TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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