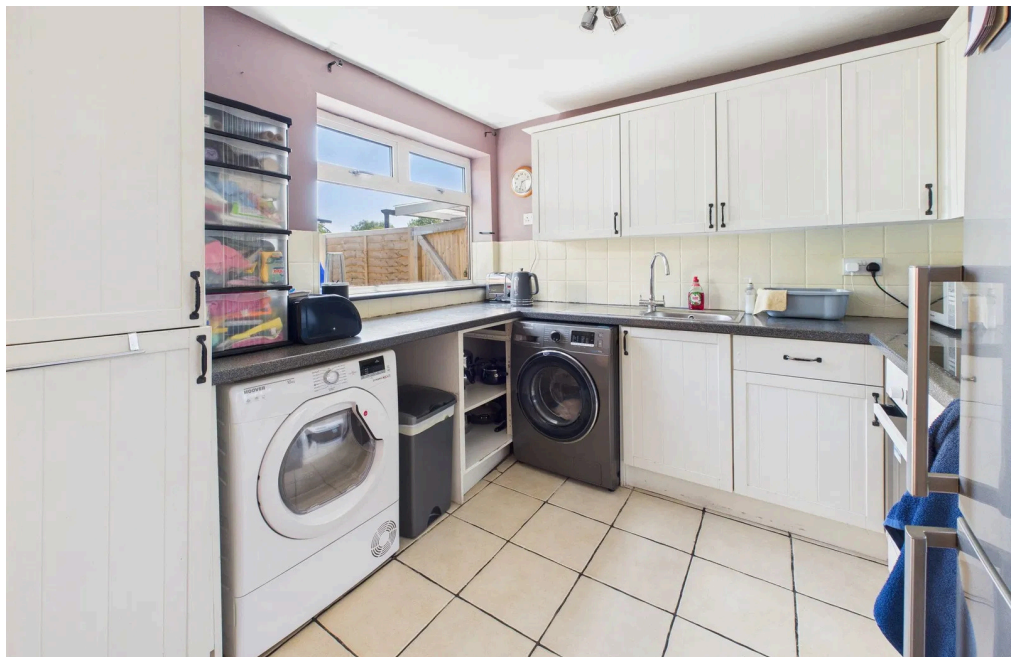




Monks Walk | Upper Beeding | BN44 3HR
Guide Price £325,000



We are delighted to offer for sale three bedroom mid terraced house situated in this appealing cul de sac location.



Property details: Monks Walk | Upper Beeding | BN44 3HR

Key Features

- Double Garage With Power And Lighting
- Spacious Lounge
- Spacious Kitchen
- Cul De Sac Location
- Popular Residential Location
- Good School Catchment Area
- Good Size Suntrap Rear Garden
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed front door through to:-

OPEN PLAN ENTRANCE HALL Comprising strip solid wood floors, radiator, opening to:-

SPACIOUS LOUNGE North/West aspect. Comprising pvcu double glazed bay window, radiator, feature fireplace with tiled hearth, striped solid wood floors, coving, opening to:-

OPEN PLAN KITCHEN / DINING ROOM South / East aspect. Comprising pvcu double glazed double doors leading out onto rear garden, pvcu double glazed window, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, inset four ring electric hob with oven below having an extractor fan over, space and provision for appliances include washing machine, fridge/freezer, tumble dryer. Part tiled splash backs, tiled flooring, strip solid wood floors, radiator, understairs storage cupboard with wall mounted gas and electric meters.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder being fully boarded and benefitting from power and lighting.

BEDROOM ONE South / East aspect. Comprising pvcu double glazed window, radiator, strip solid wood floors, coving, airing cupboard housing factory lagged hot water tank with slatted shelving.

BEDROOM TWO North / West aspect. Comprising pvcu double glazed window, radiator, strip solid wood flooring.

BEDROOM THREE North / West aspect. Comprising pvcu double glazed window, radiator, strip solid wood flooring, coving, built in cupboard with hanging rail and shelving.

MODERN BATHROOM South / East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a wall mounted Myra electric shower over, hand wash basin, low flush wc, fully tiled walls, heated towel rail, tiled flooring.

EXTERNAL

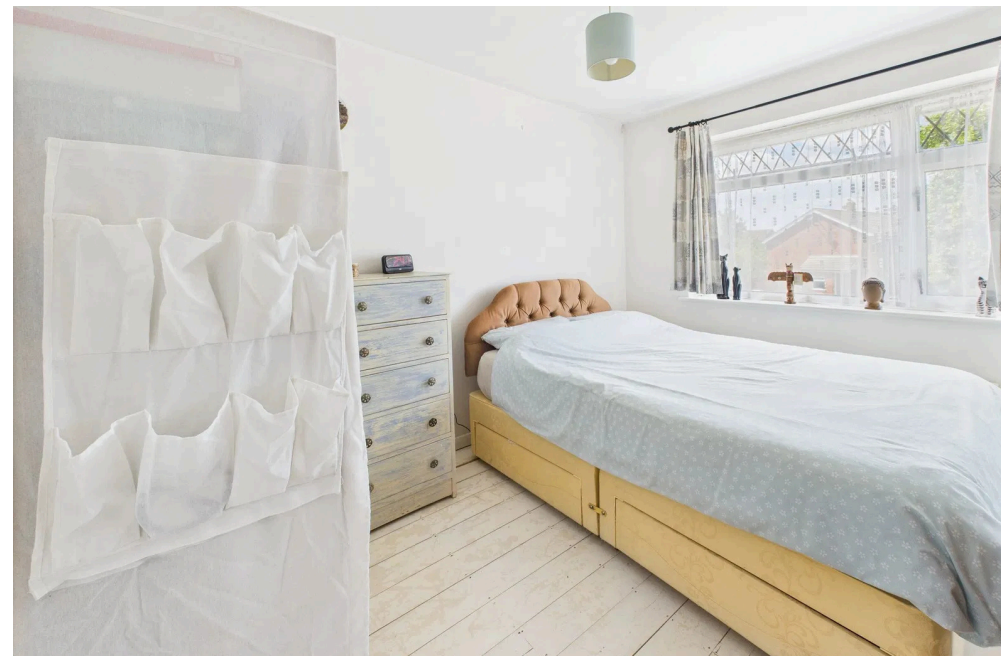
FRONT GARDEN Paved walk way onto laid chip slat having various shrub and plant borders, wall mounted light.

SOUTH/EAST FACING REAR GARDEN Large paved area stepping up onto large lawned area having various mature shrub, tree and plant borders, outside tap, gate to rear access/garage compound. Property is fence and wall enclosed.

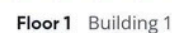
BRICK BUILT DOUBLE GARAGE Having two up and over doors.

LOCATION

Upper Beeding is a Downland village with local amenities. The village of Bramber is within walking distance and the nearby historic market town of Steyning is approximately 2 miles away which offers a more comprehensive range of shopping facilities, health centre and a leisure centre with swimming pool. Shoreham-by-Sea is approximately 4 miles away with mainline railway station. A bus route connects all three villages and also those further afield.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area⁽ⁿ⁾

923 ft²

85.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

Property Details:

Floor area (as quoted by floorplan: 670 sqft (excluding Garage)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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