



Dacre Gardens | Upper Beeding, Steyning | BN44 3TD

£365,000





We are delighted to offer for sale this charming three bedroom period mid terrace house benefitting from large feature tiered rear garden in this semi rural location



Key Features

- Three Bedrooms
- Charming Period Mid Terrace
- Family Home
- Two Wc's
- Modern Family Bathroom
- Separate Lounge
- Semi Rural Location
- Spacious Dining Room
- Panoramic Views



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Private front door through:-

ENTRANCE PORCH Comprising single light fitting, feature arched window, matting, door through:-

ENTRANCE HALL Comprising painted original floorboards, radiator with fitted cover over, single light fitting, stairs to first floor.

LOUNGE West aspect. Comprising pvcu double glazed bay window, carpeted flooring, picture rail, radiator with fitted cover over, single light fitting, fireplace with tiled hearth.

DINING ROOM East aspect. Comprising double doors out to rear garden, understairs storage cupboard, feature fireplace with inset wood burner, two light fittings, door through to:-

KITCHEN North aspect. Comprising part obscured glass sash window, laminate flooring, radiator, range of fitted cupboards, roll edge laminate work surface with inset butler sink and mixer tap, space for freestanding oven/cooker, space and plumbing for washing machine, wall mounted Glow-Worm boiler, part tiled splashbacks, ceiling mounted directable spotlights, pantry cupboard with space for freestanding fridge/freezer.

REAR PORCH Comprising tiled flooring, door to rear garden, single light fitting, door to:-

SEPARATE WC North aspect. Comprising window, tiled flooring, low flush wc, wall mounted hand wash basin with tiled splashback.

FIRST FLOOR Comprising hatch to loft space with pull down ladder, single light fitting.

BEDROOM West aspect. Comprising two pvcu double glazed windows having impressive downland views, radiator, feature fireplace, single light fitting.

BEDROOM East aspect. Comprising sash window, radiator, original wood flooring, two built in storage cupboards, single light fitting.

BATHROOM North aspect. Comprising obscure glass sash window, tiled flooring, radiator, panel enclosed bath with mixer tap having integrated shower over and shower attachment, low flush wc, hand wash basin with vanity unit below, part tiled walls, ceiling mounted light fitting.

BEDROOM East aspect. Comprising sash window, painted original floorboards, radiator, single light fitting.

EXTERNAL

FRONT GARDEN Steps up to front door, space for shrubs and plants, impressive downland views.

REAR COURTYARD Outside light, outside tap, wooden storage shed, laid to shingle leading to pathway and gate to:-

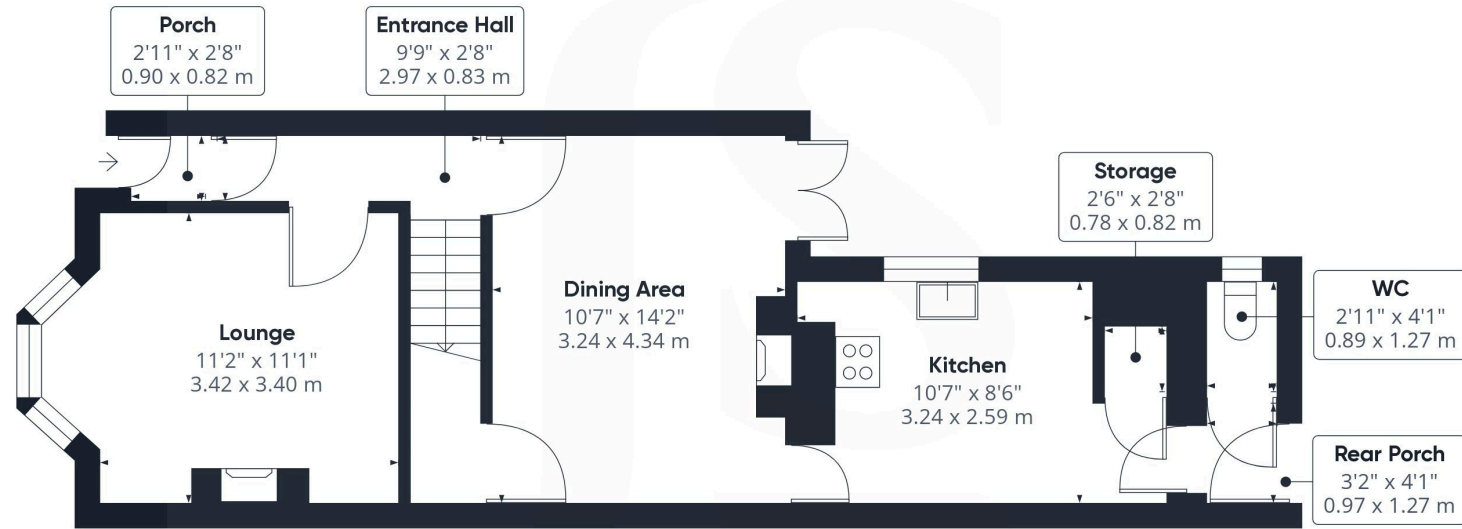
FEATURE TIERED REAR GARDEN Being arranged over a range of tiers with slate chippings, mature shrubs, trees and bushes, further tier with slate chippings, two timber built sheds and a greenhouse also having impressive downland views.

LOCATION

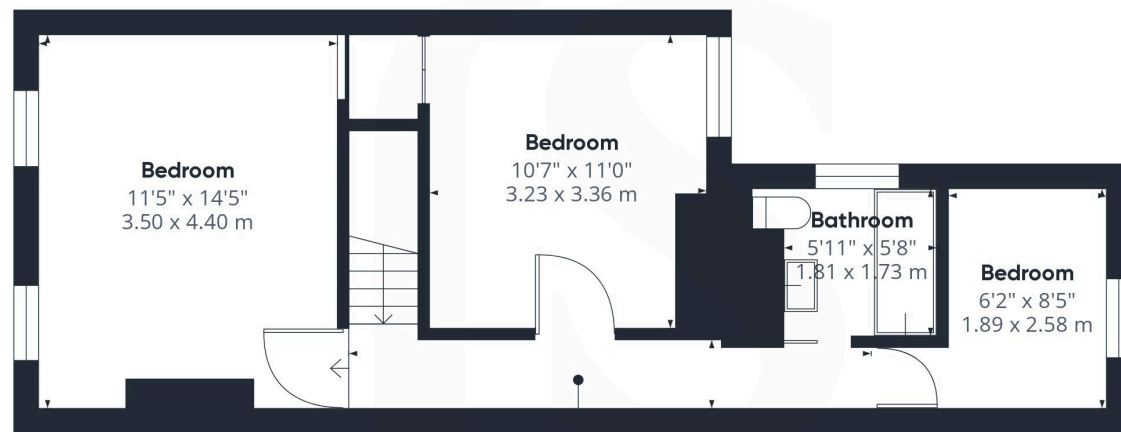
Situated in this semi-rural location on the A283 in the heart of the South Downs in an "area of outstanding natural beauty" (ANOB). The property sits elevated on the banks of the River Adur overlooking the Adur Valley towards the ancient settlements of Botolphs, Coombes and Annington. There are numerous walks and rides starting closeby, including the "South Downs Way" and the "Downslink" along with a bridleway opposite down to Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. There is easy access, approx. 2 miles south, onto the A27 East and West.



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



Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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 EPC: 980 sqft)

Tenure: Freehold

Council tax band: B

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.