



- Semi-Detached Chalet Style Home
- Chain Free
- Detached Garage
- South Facing Lounge
- Four Bedrooms
- Private Drive & Parking
- Popular Location

## **Dawn Crescent, Upper Beeding, Steyping**

Price: £450,000 Freehold

# Dawn Crescent, Upper Beeding, BN44 3WH

Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 159.7 sq m / 1719 sq ft

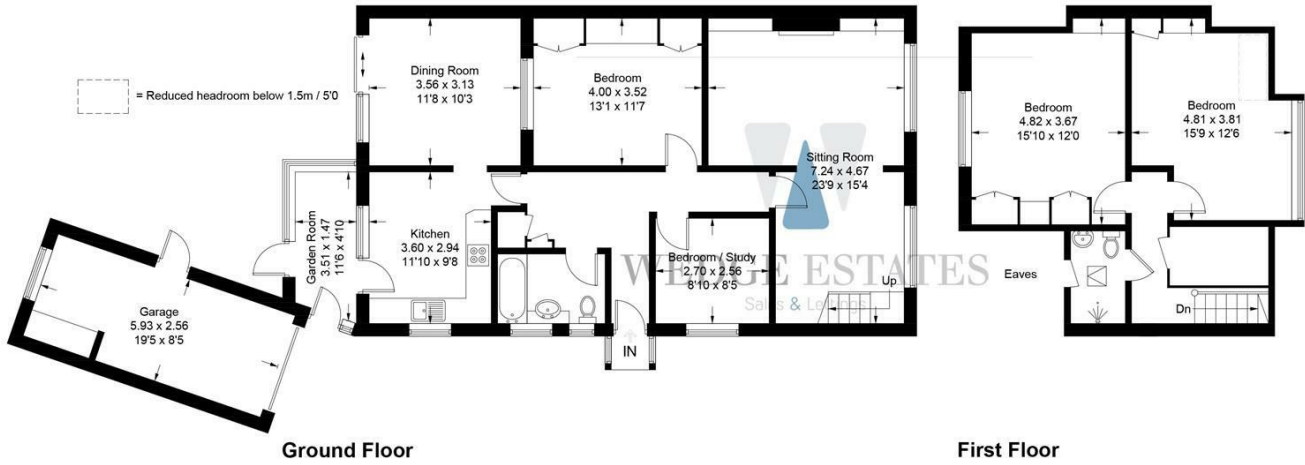


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID714217)

Cox & Co are proud to bring to the market this four-bedroom chalet bungalow located in a highly sought after location being within easy reach of an outstanding primary school and local village amenities.

This bungalow is in need of some updating and is located close to the River Adur, giving easy access to local amenities and stunning country walks. The accommodation comprises of four bedrooms, two being on the ground floor with access to the family bathroom. There is a fitted kitchen with a covered porch and a separate dining room area, both having views over the rear garden. There is plenty of scope to modernise the kitchen and dining room to become an open plan family room. There is an L shaped open plan lounge/ diner with a brick surround fireplace and stairs leading to the first floor. The rear garden is split over two levels with access to a larger than average Garage/ workshop with light and power. The front garden is mainly laid to lawn with flower borders and a private driveway.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

