



12 | Undermill Road | Upper Beeding | West Sussex | BN44 3JG

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of £400,000 | Freehold



- Three bedroom semi detached in quiet cul-de-sac location
- South facing garden with large deck and rear gate to park
- Modern finish throughout with updated doors, stairs etc
- Modern High Spec kitchen and bathroom
- Wooden window shutters throughout
- White walls and grey carpets
- Garage close by
- Vendor suited

Description

A beautifully presented three bedroom house in a quiet residential location adjacent to green spaces and a short walk to the local shops.

This much improved semi detached house stands out with its white rendered walls, grey windows and doors and colonial style window shutters.

Entering into the hallway, there are immediate signs of the improvements with modern lighting, glass (perspex) balustrades and laminated flooring, The living room is a bay fronted contemporary space with double doors to the dining room which in turns leads to the garden and kitchen. The kitchen has high gloss white units and integrated appliances including dishwasher and fridge freezer with oven and gas hob.

Upstairs are three bedrooms and a lovely fully tiled bathroom with concealed cistern w.c with basin and bath with shower over all off a spacious landing.

To the rear is a South facing fenced garden mainly laid to lawn with large composite deck and a rear gate that leads directly onto the local park. Parking is easy with lots of on street space while a garage is just a short walk away for storage or parking a small car. This immaculate house has gas fired central heating, double glazing and the vendors are only moving as they have seen a larger house for their growing family.

Location

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Undermill Road is in central Upper Beeding. There are local shops in the nearby square including a Nisa supermarket and a takeaway and the primary school is rated as Outstanding. The old market town of Steyning nearby has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea.

Information

Property Reference: HJB03083

Photos & particulars prepared: February 2026 (ref JW).

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

Local Authority: Horsham District Council

Council Tax Band: 'D'

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.

Viewing

An internal inspection is strictly by appointment with:

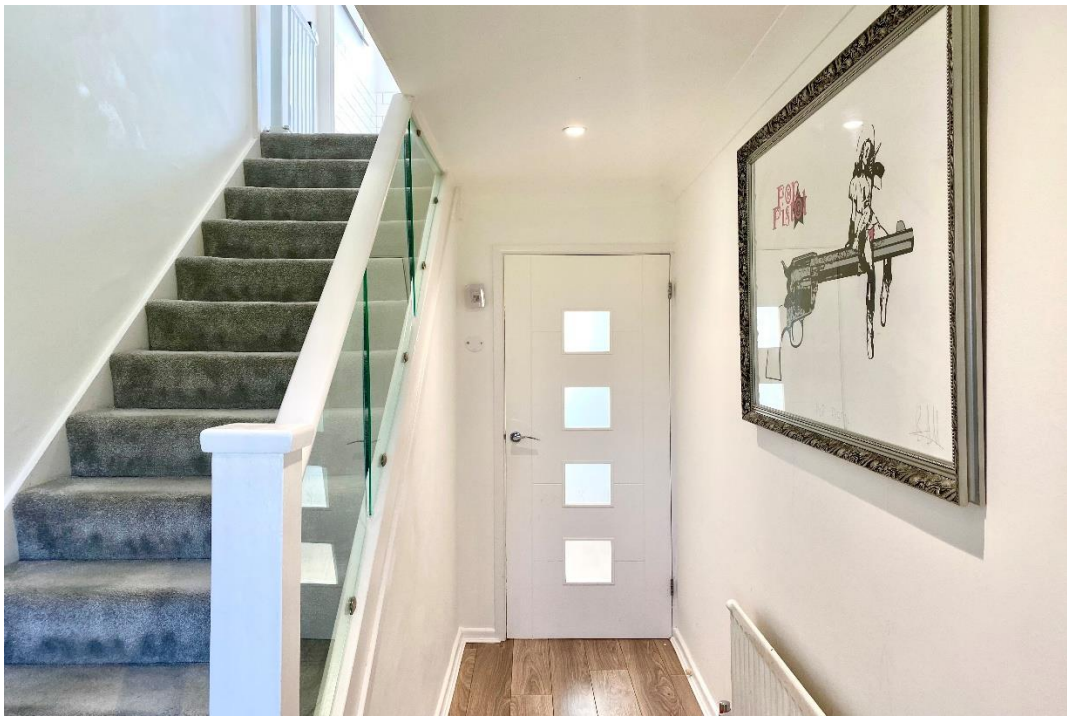
H.J. BURT Steyning

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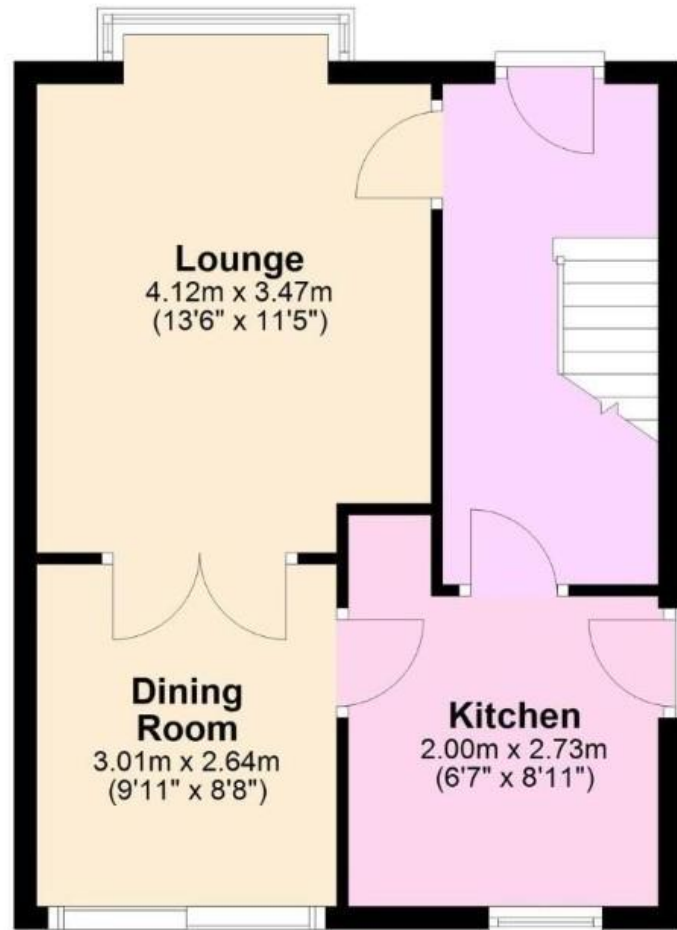






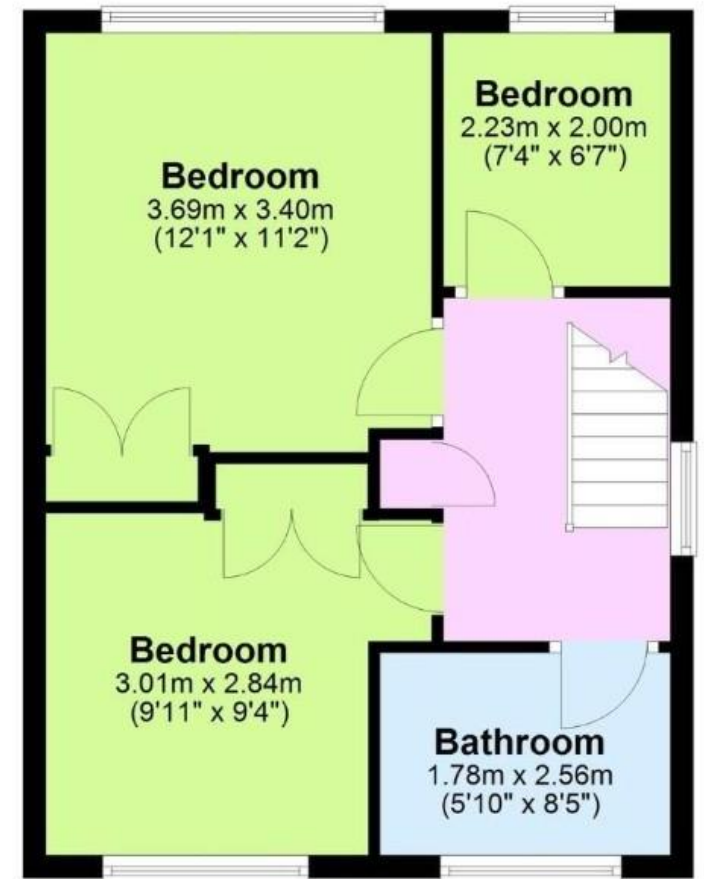
Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
68-80	C	75 C	
55-68	D		
38-54	E		
21-38	F		
1-20	G		

Total area: approx. 79.7 sq. metres (857.6 sq. feet)



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