

Newland Road, Upper Beeding, West Sussex

Offers In Excess Of: £350,000

King & Chasemore

Established 1840









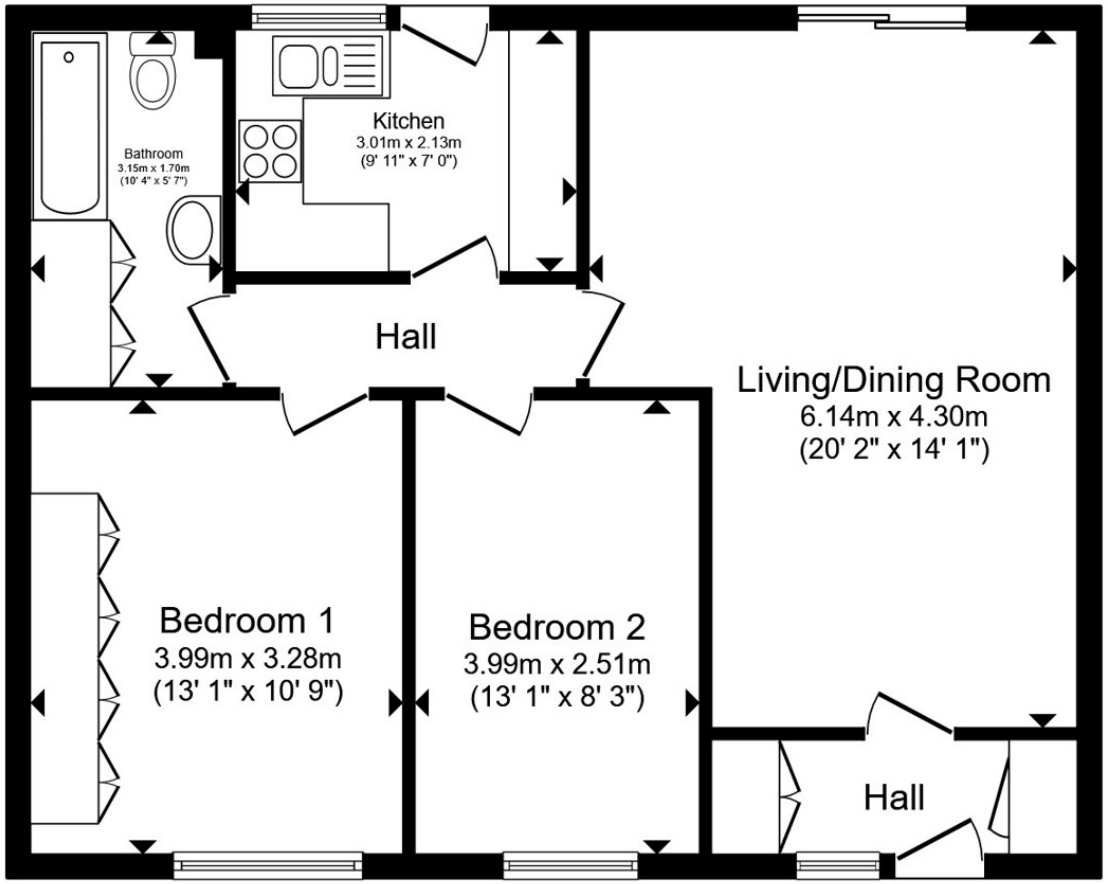












Total floor area 66.8 m² (719 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Charming Village Living at the Foot of the South Downs Peaceful Two Double Bedroom Bungalow with Private Garden, Garage & No Onward Chain

King & Chasemore, established in 1840, are delighted to present this wonderful two double bedroom end of terrace bungalow, ideally positioned within the highly sought-after village of Upper Beeding, nestled at the foot of the South Downs National Park.
Occupying an enviable position tucked away in the corner and well set back from the road, this attractive home offers a wonderful sense of privacy and seclusion, making it an ideal choice for downsizers, first-time buyers, professional couples, or those seeking a peaceful village lifestyle.

The accommodation is both well balanced and deceptively spacious, comprising two generous double bedrooms, a bright and welcoming open-plan lounge/dining room, a fitted kitchen, and a white suite bathroom. The spacious lounge/diner provides an excellent entertaining space and enjoys views across the garden, creating a light and sociable heart to the home.
Outside, one of the property's standout features is the delightful rear garden. Private, secluded and thoughtfully arranged, it offers an excellent space for relaxing, dining al fresco or simply enjoying the peaceful surroundings. Further practical benefits include side access, double glazed windows and doors, and gas fired central heating to radiators throughout.
In addition, the property benefits from a garage with parking to the front as well, located en-bloc off Downscroft to the rear, providing valuable storage or secure parking.

Offered to the market with no ongoing chain, this superb bungalow presents an excellent opportunity to secure a rarely available home in a highly desirable village setting. Convenient viewings are available immediately as we hold keys.
The surrounding area is a paradise for outdoor enthusiasts. The South Downs National Park provides miles of walking, cycling and riding routes, while local landmarks such as Chanctonbury Ring, Cissbury Ring and the South Downs Way offer stunning scenery throughout the year.

Steyning is renowned for its historic High Street, independent boutiques, cafés and regular community events. Shoreham-by-Sea adds a vibrant coastal atmosphere with water sports, beach walks, paddleboarding, sailing and a bustling town centre. The nearby River Adur provides beautiful waterside leisure opportunities, while golfers can enjoy several prestigious courses within easy reach.
The area is well regarded for its educational provision, with excellent schooling options available for families. Primary schools include Upper Beeding Primary School, Steyning Church of England Primary School and St Nicolas & St Mary's CE Primary School in Shoreham. Secondary education is served by the highly regarded Steyning Grammar School, Shoreham Academy and the independent Lancing College. A range of additional independent schools can also be found throughout Sussex.
Despite its village setting, Upper Beeding enjoys excellent transport connections. The A283 provides convenient access to the A27 coastal route, offering straightforward journeys to Brighton, Worthing, Horsham and Gatwick Airport. For rail commuters, Shoreham-by-Sea and Lancing stations are both within easy reach, providing regular services along the south coast and direct connections towards Brighton and London Victoria. This makes the area particularly appealing to both local professionals and London commuters seeking a better quality of life.
Dog owners and nature lovers are exceptionally well catered for, with countless walking routes available directly from the doorstep. Popular locations include the South Downs Way, the River Adur pathways, Upper Beeding Hill, Truleigh Hill, Steyning Bowl, Bramber Castle and its riverside trails, Devil's Dyke and the coastal walks at Shoreham Beach. The abundance of open countryside and protected landscape makes the area perfect for year-round walking and outdoor exploration.
Residents benefit from a strong sense of community alongside excellent day-to-day amenities. Healthcare needs are served by Steyning Medical Practice, The Manor Practice in Shoreham-by-Sea, together with a range of local pharmacies and dental practices. Shopping options include independent retailers and boutiques in Steyning, local convenience stores, Shoreham town centre and larger supermarkets in nearby Worthing and Brighton.
The area is also home to an excellent selection of pubs, cafés and restaurants. Popular local venues include The Rising Sun and The Kings Head in Upper Beeding, The White Horse in Steyning and The Chequer Inn, alongside a wide variety of cafés, restaurants and traditional Sussex pubs throughout Steyning and Shoreham.
Whether you're seeking countryside tranquillity, coastal leisure or excellent connectivity, Upper Beeding, Steyning and Shoreham offer a superb balance of lifestyle, convenience and natural beauty.







Council Tax Band: **C**

Tenure: **Freehold**

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80.00 (inclusive VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

King and Chasemore is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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