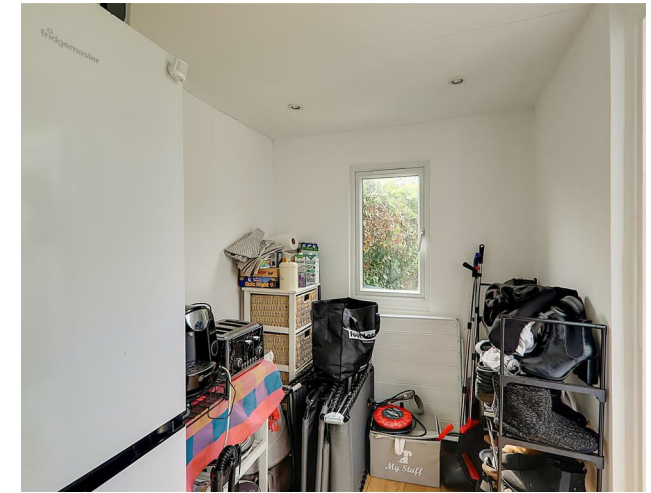




31 Pound Lane, Upper Beeding, BN44 3JB  
Guide Price £350,000

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Nestled in the charming village of Upper Beeding, this delightful end-terrace house on Pound Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Upper Beeding is known for its friendly community and beautiful surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities. This home presents a wonderful opportunity to enjoy the best of village living, with the added benefit of being close to nature and scenic walks.

In summary, this end-terrace house on Pound Lane is a fantastic option for anyone looking to settle in a peaceful yet vibrant community. With its spacious bedrooms, inviting reception area, and convenient parking, it is a property that truly deserves your attention.

- End Of Terrace Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Utility Room Extension
- Off Street Parking
- Spacious Rear Garden
- No Chain
- Popular Upper Beeding Village Location









### Entrance Hall

Laminate flooring, double glazed front door, stairs to first floor landing, single radiator.

### Lounge

3.72m x 3.17m (12'2" x 10'4")

Laminate flooring, double glazed bay window, television point, understairs storage cupboard.

### Kitchen

3.19m x 3.01m (10'5" x 9'10")

Laminate flooring, roll edge work surfaces with cupboards below and matching eye level cupboards, part tiled walls, four ring hob with extractor fan above, fitted oven, inset stainless steel single drainer sink unit with mixer tap, space & provision for washing machine, single radiator, wall mounted Worcester boiler, breakfast bar, double glazed window.

### Utility Room

2.11m x 1.79m (6'11" x 5'10")

Laminate flooring, double glazed window, stable door leading to rear garden, spotlights.

### Bathroom/WC

2.12m x 1.50m (6'11" x 4'11")

Part tiled walls, panel enclosed bath with shower above, fitted shower screen, pedestal hand wash basin with mixer tap & tiled splashback, low flush WC, extractor fan, obscured glass double glazed window.

### First Floor Landing

Double glazed window, access to loft space, cupboard housing electrics.

### Bedroom 1

3.08m x 3.01m (10'1" x 9'10")

Double glazed window, fitted wardrobes with a

range of hanging rails & shelving also housing hot water cylinder.

### Bedroom 2

3.17m x 2.80m (10'4" x 9'2")

Radiator, double glazed window.

### Bedroom 3

2.35m x 1.89m (7'8" x 6'2")

Double glazed window, radiator.

### Externally

#### Front Garden

Mainly laid to off street parking for two vehicles, lawned area with various shrubs, gated side access.

#### West Aspect Rear Garden

Mainly laid to lawn having various mature, shrubs & tree's, gated side & rear access.

### Council Tax

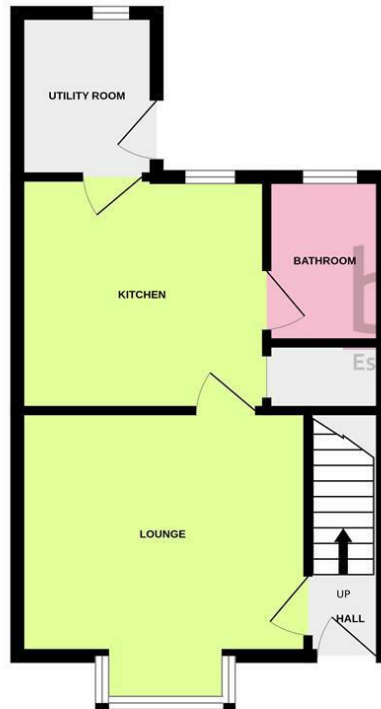
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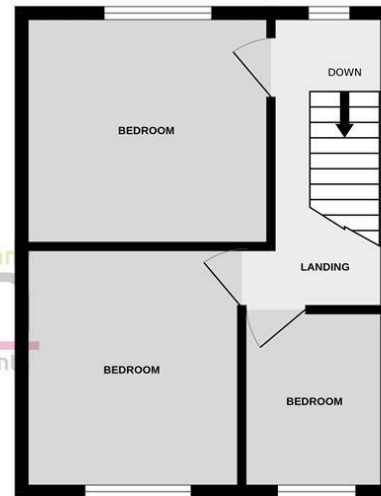




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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