



Price
£450,000

Freehold

2x  2x  1x 

**The Gallops, Sandygate
Lane, Lower Beeding,
Horsham, West Sussex,
RH13**

cubitt&west
Helping you move forwards



Main features

- **Stunning designer fitted kitchen with integrated appliances**
- **Air Source Heat Pump for low carbon emissions**
- **Underfloor heating to ground floor**
- **Contemporary bathroom suites with electric heated towel rails to bathroom and en-suite**
- **Electric vehicle charge point**
- ***Please note, images are computer generated or of a previous development for illustrative purposes only, finishes and layouts may vary.**

Accommodation

GROUND FLOOR

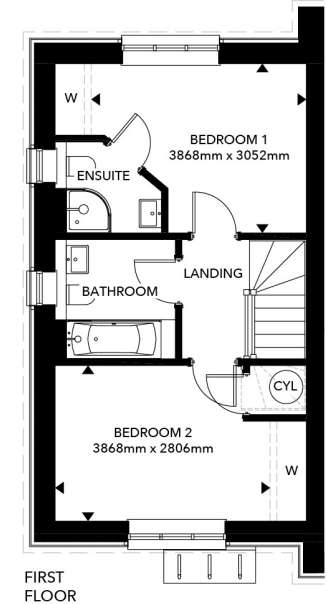
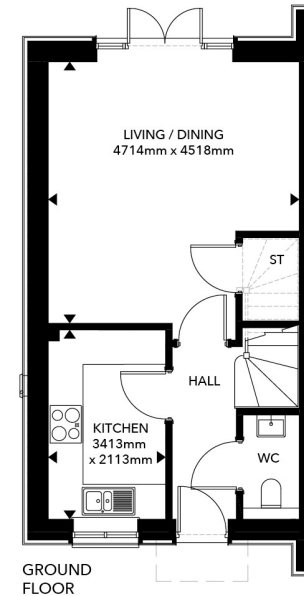
Entrance Hallway
 Kitchen: 11'2 x 6'11 (3.41m x 2.11m)
 Living/Dining: 15'5 x 14'10 (4.70m x 4.52m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 12'8 x 10'0 (3.86m x 3.05m)
 En Suite
 Bedroom 2: 12'8 x 9'2 (3.86m x 2.80m)
 Bathroom

OUTSIDE

Front & Rear Garden
 Off Road Parking



Call Horsham - 01403 269268 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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