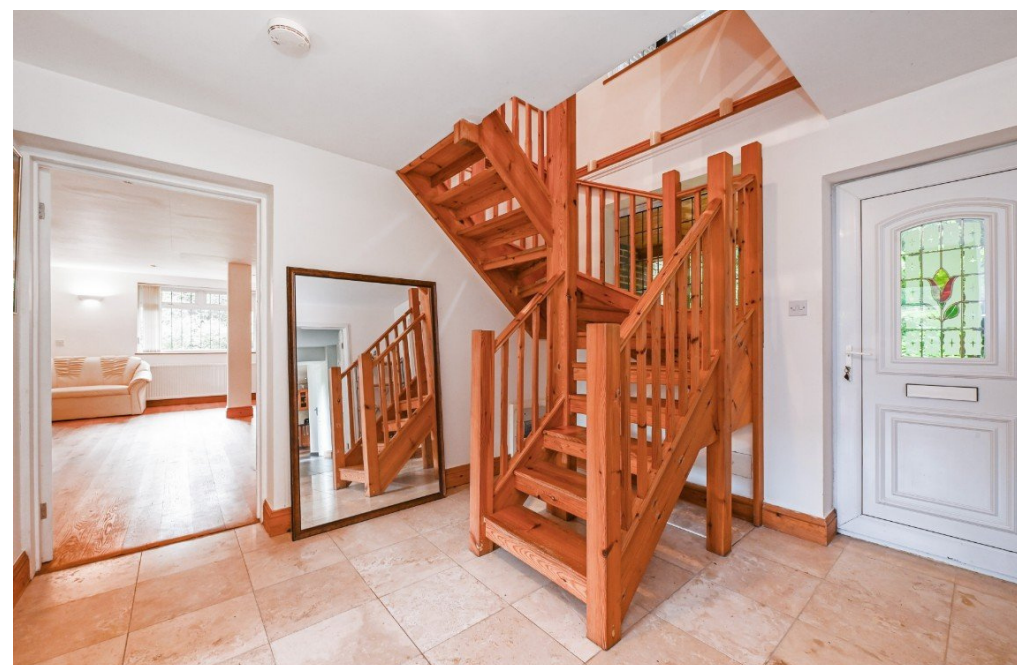




Gateways, Horsham Road | Findon | BN14 0RG  
Guide Price Of **£850,000**



We would love to present this substantial detached house set in 0.6 acres with beautiful countryside views, this stunning property benefits from six double bedrooms, three receptions rooms, four shower rooms; two are en-suites, double & singles garages, off road parking and well presented.



Property details: Horsham Road | Findon

## Key Features

- Well Presented
- Off Road Parking
- Double & Single Garages
- Plot Size 0.6 Acres
- Four Shower Rooms
- Fitted Kitchen & Utility Room
- Sitting Room & Breakfast Room
- Large Lounge/Dining Room
- Six Double Bedrooms
- Substantial Detached House



**6 Bedrooms**



**4 Bathrooms**



**4 Reception Rooms**

### INTERNAL

A fabulous feature of this property is the 28ft triple aspect lounge/diner with two sets of French doors leading to the garden, the sitting room could be used as a separate dining room with views over the fields and sliding doors leading outside. The fitted kitchen has a good range of wall and base units with granite work surfaces over, integrated 5 ring gas hob with oven below and extractor fan above, also integrated is the dishwasher and microwave with space for a fridge/freezer, the peninsular bar offers bar seating and this dual aspect room has lovely views over the fields and gardens., leading into the breakfast room and the utility room has space for applicates, also on the ground floor is a cloakroom/wc. The first floor offers four double bedrooms, two with en-suite shower rooms and balconies overlooking the gardens, a family shower room is also on this floor. The second floor has a large main bedroom with balcony, a further double room and a shower room.

### EXTERNAL

The property is set in a generous 0.6 acre plot with secluded gardens with trees and shrub borders. The double gates lead to the driveway with ample off road parking and a double and single garage.





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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(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	

## Property Details:

Floor area as quoted by EPC: 3305 sqft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.