

# Lettings



Goose House | Brighton Road | Lower Beeding | West Sussex | RH13 6NQ

**H.J. BURT**  
Chartered Surveyors : Estate Agents

- Appealing Conversion of Farm Buildings set in fabulous gardens
- EPC: E | Council Tax: F | Deposit: £4,326.00
- Spacious & Well Equipped Family Home
- Three Reception Rooms
- Six Bedrooms
- Gated Entrance, Garage & Workshop
- Excellent access to Horsham town centre

### Description

A very appealing conversion of a former farm buildings creating a deceptively spacious & very well equipped family house with gated entrance drive with garage & fabulous private gardens. Newly decorated and carpeted throughout, the beautifully presented and adaptable accommodation comprises of reception hall, shower room, living room, dining room to kitchen/breakfast room, utility/cloak room, principal ensuite bedroom, three further bedrooms, study/bedroom six. Potential annexe wing currently including snooker room & first floor double bedroom & bathroom. Gated entrance drive, garage & workshop, landscaped private gardens including oak framed summerhouse/potential office.

### Location

Goose House is situated in a pretty rural location initially approached off Brighton Road. The property is located approximately six miles from the historic old market town to the centre of Horsham with its extensive range of shops, trades and facilities as well as mainline railway station and range of schools for all age groups. Out of town superstore shopping at Broadbridge Heath (together with adjoining sports centre) also readily accessible.

### Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** 97601



### Directions

WTW swatting.snoozing.journals

### Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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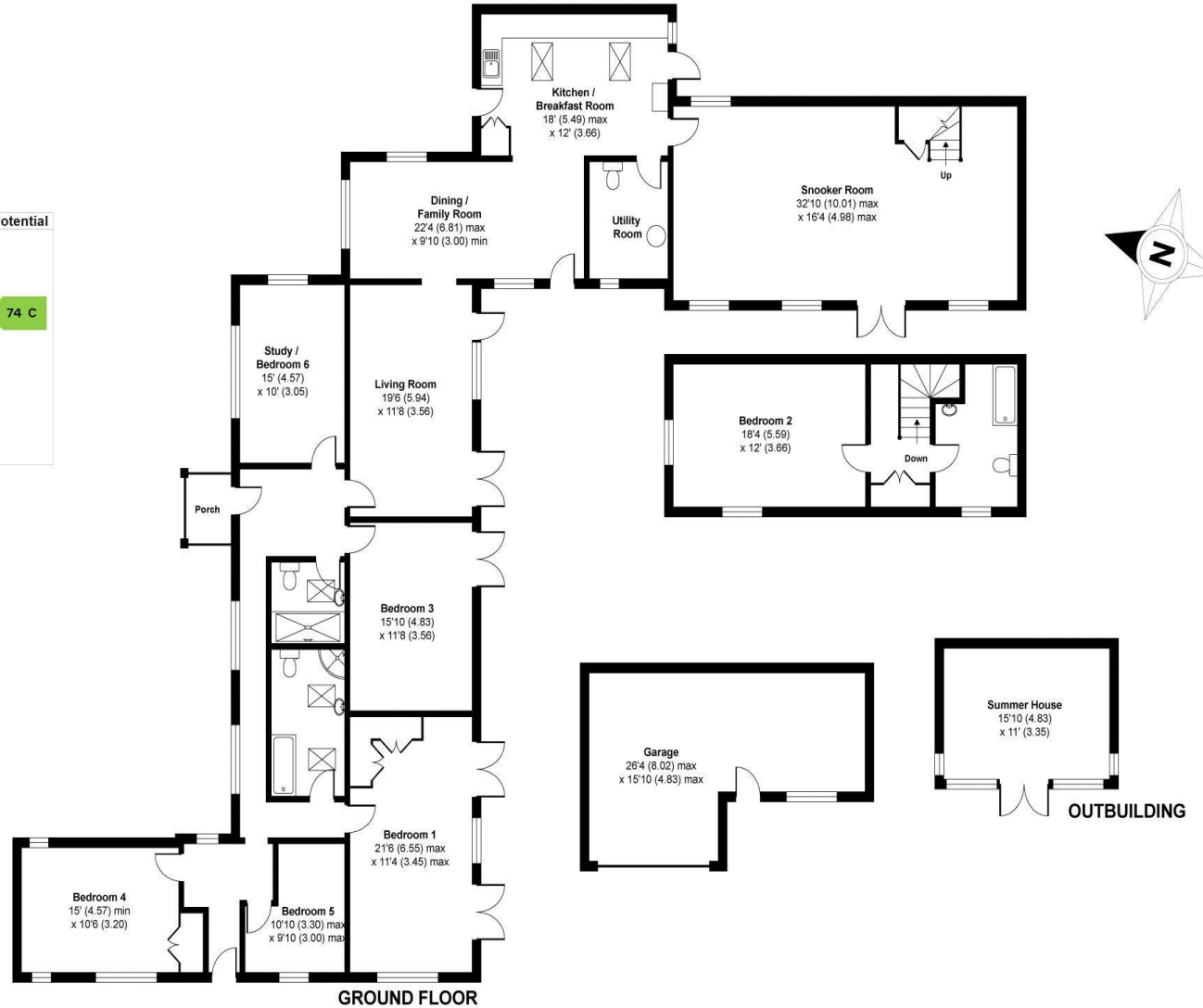




# Goose House, Brighton Road, Lower Beeding, Horsham, RH13

APPROX. GROSS INTERNAL FLOOR AREA 3300 SQ FT 306.5 SQ METRES (EXCLUDES OLUTBUILDING & INCLUDES DETACHED GARAGE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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