



Peppersgate, Lower Beeding, West Sussex, RH13 6ND



woodlands





Tucked away towards the end of a peaceful cul-de-sac in the charming hamlet of Lower Beeding, this beautifully presented two double bedroom home combines modern comfort with timeless appeal. Built in 2000 by Berkeley Homes and forming part of an exclusive, select development, the property enjoys a truly special setting - surrounded by glorious West Sussex countryside yet perfectly placed for excellent schools, picturesque country walks, and swift road connections to Gatwick, London, and the south coast at Brighton. Just a few miles north, the vibrant market town of Horsham offers an ever-popular mix of shops, restaurants, cafés, and leisure facilities, making it a sought-after hub for both local life and commuter convenience.

Inside, the accommodation is well-planned and light-filled. The entrance hallway offers generous storage, leading to a smartly fitted kitchen with integrated appliances and space for a freestanding washing machine. The spacious sitting/dining room, centred around a feature fireplace, opens through double doors onto a private, well-screened garden - perfect for summer entertaining.

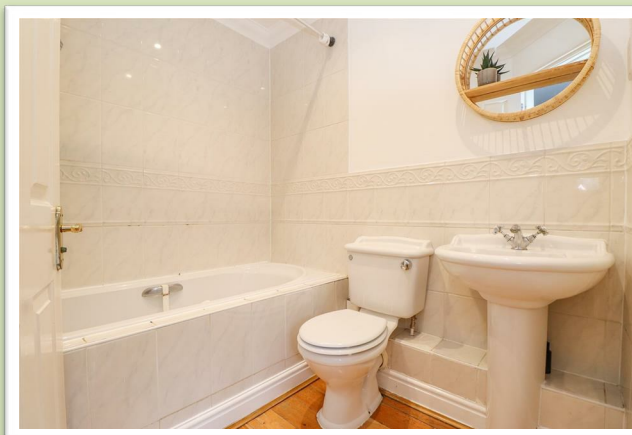
Upstairs, both double bedrooms benefit from fitted wardrobes and their own en suite facilities, with the loft offering potential for conversion (STPP), as seen in neighbouring homes. Further advantages include recently replaced double-glazed windows, an electric central heating system, an allocated parking space, and a garage with power, lighting, and eaves storage.

The rear garden is a delightful retreat, with a decked seating area, mature planting, and a lawned section providing privacy and space for al fresco dining.

With its exclusive location, scope for enhancement, and easy access to both countryside and city connections, this is a home that delivers the best of Sussex living. Please note that an annual estate charge applies.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### ENTRANCE HALL

CLOAKROOM 2'10" x 6'08" (0.86m x 2.03m)

KITCHEN 7'10" x 9'0" (2.39m x 2.74m)

LOUNGE 14'09" x 13'06" (4.50m x 4.11m)

#### FIRST FLOOR

#### LANDING

BEDROOM 12'06" x 10'08" (3.81m x 3.25m)

EN-SUITE BATHROOM 5'07" x 6'09" (1.70m x 2.06m)

BEDROOM 12'07" x 10'04" (3.84m x 3.15m)

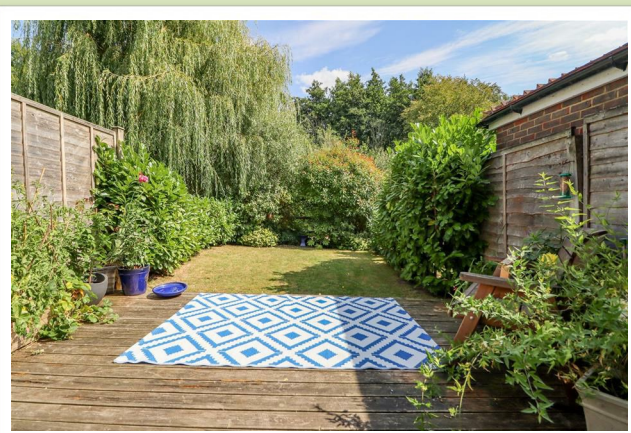
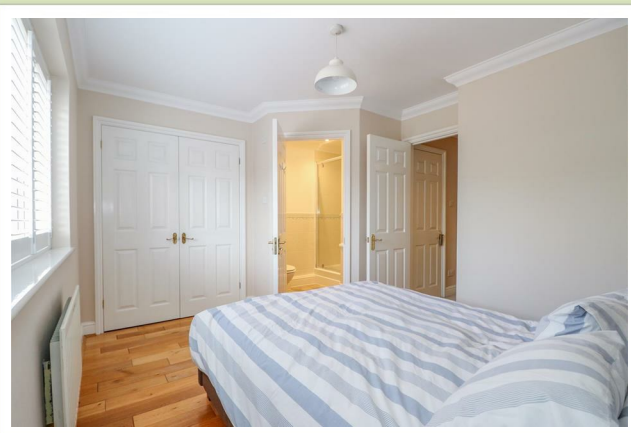
EN-SUITE SHOWER ROOM 5'08" x 6'09" (1.73m x 2.06m)

#### OUTSIDE

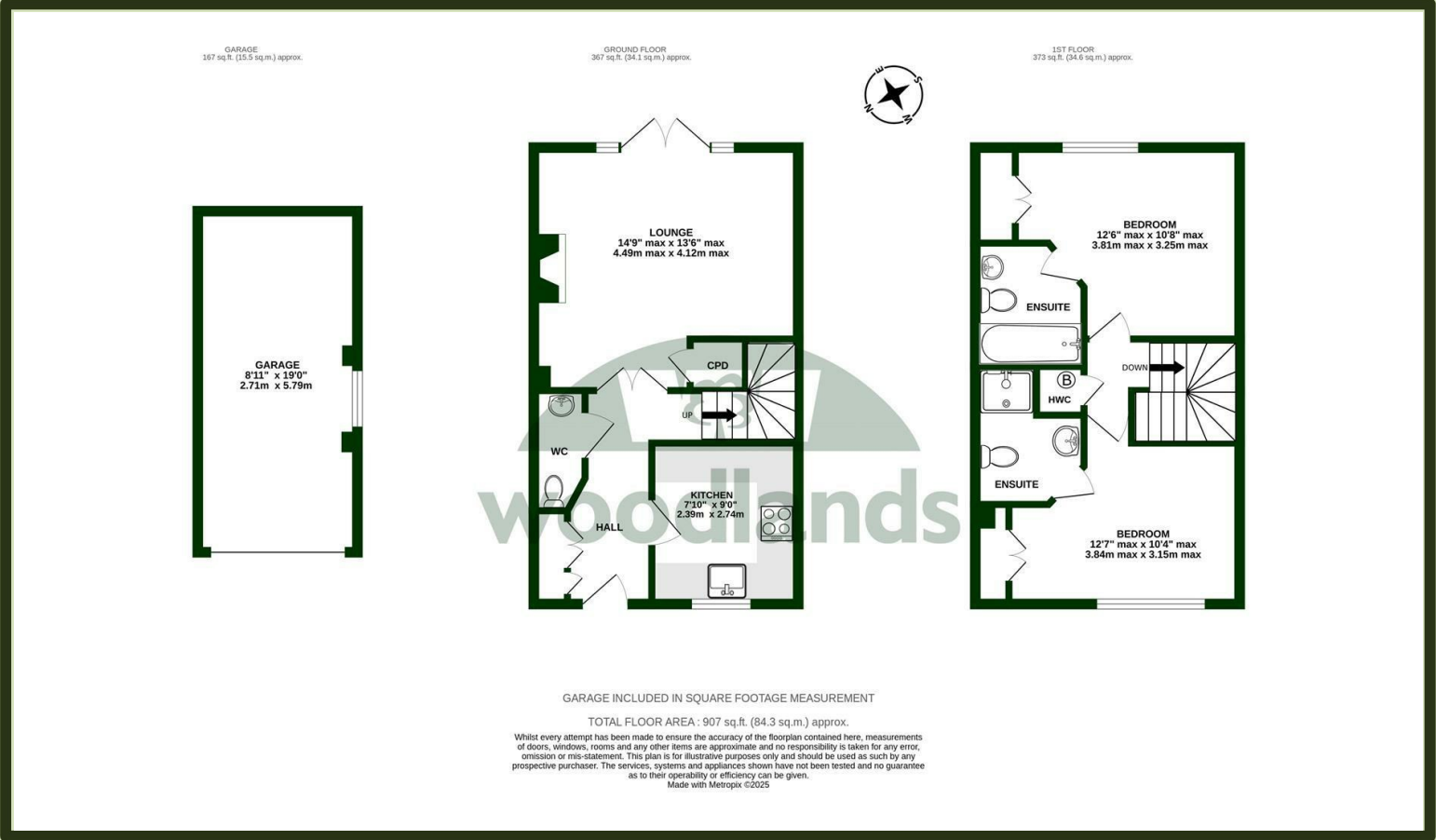
#### REAR GARDEN

GARAGE IN NEARBY BLOCK 8'11" x 19'0" (2.72m x 5.79m)

ALLOCATED PARKING SPACE



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



PLEASE NOTE: There is an annual estate charge payable of £736.89. (For period 01.01.2025 to 31.12.2025).

**DIRECTIONS:** From Horsham proceed in an Easterly direction out of the town along the Brighton Road (A281). Pass through the villages of Mannings Heath and Monks Gate. Keep travelling along the A281 where you will pass Leonardslee Gardens on the left hand side. Continue along and down the hill, passing South Lodge Hotel on your right hand side. Continue past The Crabtree Pub where the turning for Peppersgate is the next on the left.

**COUNCIL TAX:** Band D.

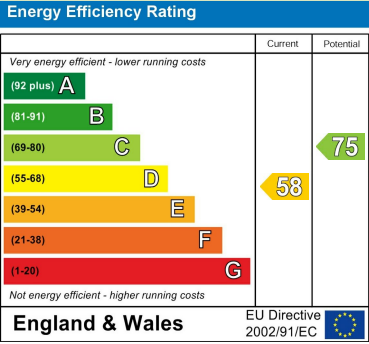
**EPC Rating:** D.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



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