



**Price**

**£770,000**

**Freehold**

4x  2x  3x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Stunning designer high specification 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

## Accommodation

### GROUND FLOOR

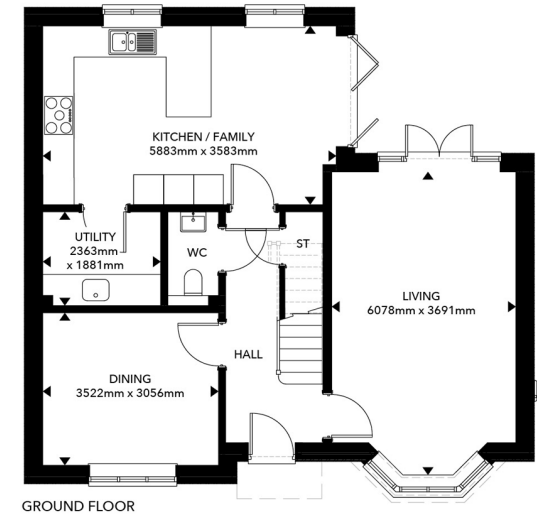
Entrance Hallway  
 Living Room: 19'11 x 12'1 (6.07m x 3.69m)  
 Kitchen/Family Room: 19'4 x 11'9 (5.90m x 3.58m)  
 Dining Room: 11'7 x 10'0 (3.53m x 3.05m)  
 Utility Room

### FIRST FLOOR

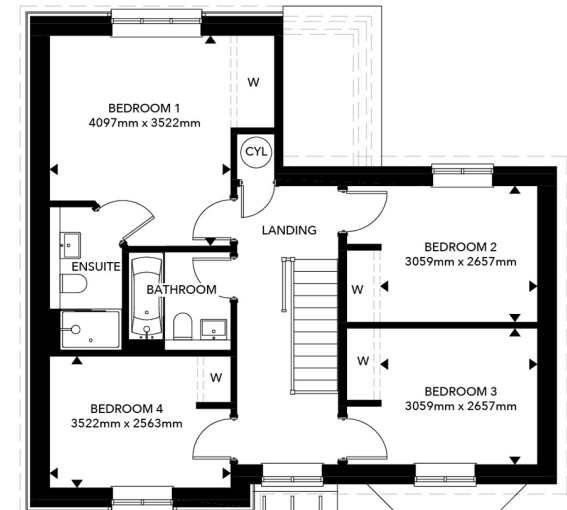
Landing  
 Bedroom 1: 13'5 x 11'7 (4.09m x 3.53m)  
 En Suite  
 Bedroom 2: 10'0 x 8'8 (3.05m x 2.64m)  
 Bedroom 3: 10'0 x 8'8 (3.05m x 2.64m)  
 Bedroom 4: 11'7 x 8'5 (3.53m x 2.57m)  
 Bathroom

### OUTSIDE

Garage & Off Road Parking  
 Front & Rear Garden



GROUND FLOOR



Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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