



3 South Lodge Cottages, Brighton Road, Lower Beeding, RH13 6PS

In Excess of £575,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 2 reception rooms
- Charming period semi detached house
- Driveway for 4 vehicles
- West facing garden with privacy
- 20'8 x 14'7 kitchen/dining room
- No onward chain
- Close to transport links, schools, walks and Horsham town centre
- Scope to enlarge
- Principal bedroom with en suite

A charming 3 double bedroom, 2 reception room semi detached house with 20'8 x 14'7 kitchen/dining room, en suite, driveway for 4 vehicles, west facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





A charming 3 double bedroom, 2 reception room semi detached house with 20'8 × 14'7 kitchen/dining room, en suite, driveway for 4 vehicles, west facing garden and no onward chain.

The property is situated in this popular village, within easy access of excellent schools, major transport links, beautiful country walks and a short drive of Horsham.

The accommodation comprises: entrance porch, hallway, family room with fireplace and separate bay fronted sitting room with fireplace.

The 20'8 × 14'7 kitchen/dining room is fitted with an attractive range of Shaker style units, breakfast bar that seats 2, space for appliances and French doors onto the garden.

A useful utility and cloakroom lead off the kitchen.

A staircase leads onto the first floor with fitted wardrobes.

The principal bedroom is equipped with an en suite shower room.

There are 2 further well proportioned double bedrooms and family bathroom.

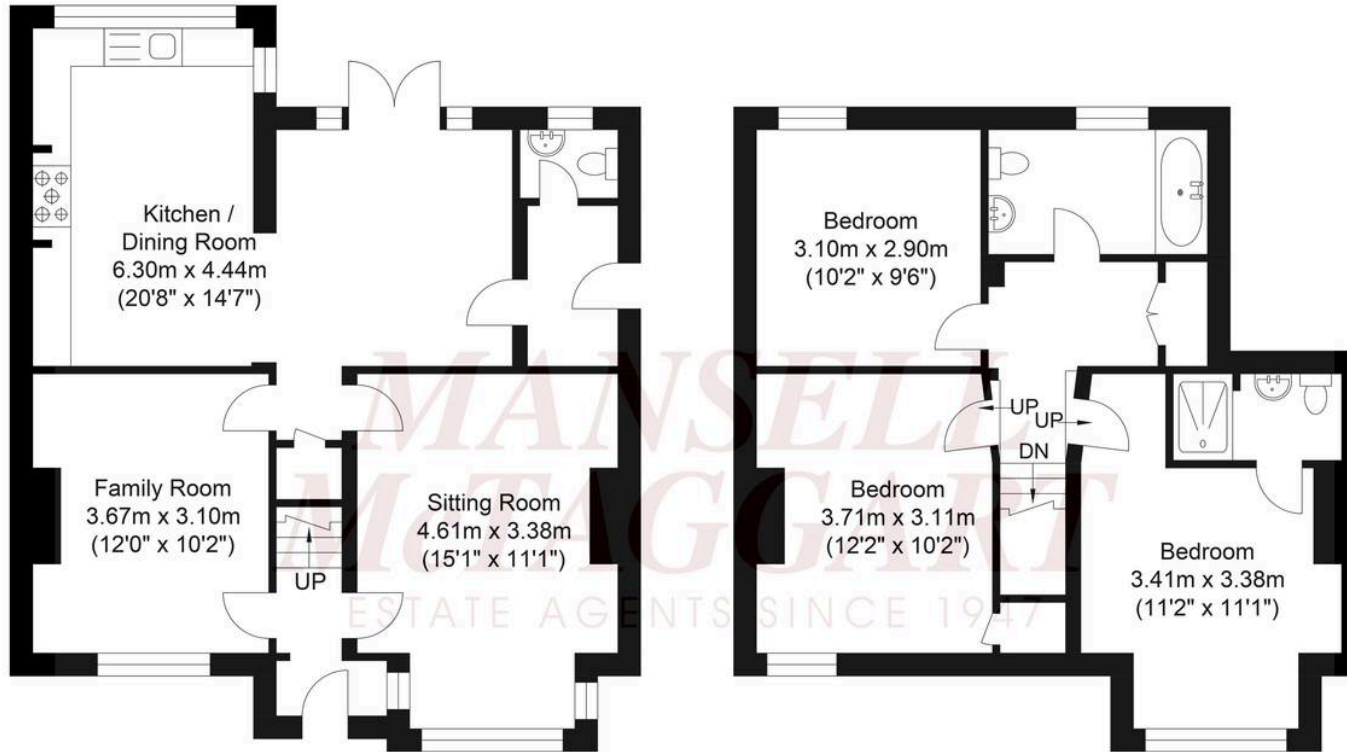
Benefits include double glazed windows and oil fired central heating to radiators (boiler located in the utility room).

A driveway provides parking for 4 vehicles.

The 69' x 43' west facing garden offers an excellent degree of privacy and is predominantly lawned with well established borders, paved patio and side access.

Lower Beeding is a charming village between the North and South Downs, south-east of Horsham and on the edge of St. Leonards Forest. The village centres around the Holy Trinity Church of England and excellent primary school, newly upgraded play park and a welcoming public house. Lower Beeding is home to the magnificent Leonardslee Gardens, a 240-acre estate featuring outstanding scenery for the perfect day out and quality dining. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. Two public houses within reach provide fine food and ambience. Mannings Heath offers a post office and Golf Club. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 664.56 sq ft
 (61.74 sq m)

First Floor
 Approximate Floor Area
 531.30 sq ft
 (49.36 sq m)

Approximate Gross Internal Area = 111.10 sq m / 1195.87 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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