



**Price**

**£625,000**

**Freehold**

3x 2x 2x

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

**cubitt & west**  
Helping you move forwards

## Main features

- Designer fitted kitchen with high specification appliances
- Air Source Heat Pump for low carbon emissions
- Underfloor heating to ground floor
- Contemporary bathroom & en-suite
- Electric vehicle charge point
- \*Images are of the show home for illustrative purposes only, finishes and layouts may vary.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Living Room: 17'6 x 10'9 (5.34m x 3.28m)

Kitchen/Dining/Family: 26'8 x 11'2 (8.13m x 3.41m)

Utility/WC: 7'2 x 6'5 (2.19m x 1.96m)

### FIRST FLOOR

#### Landing

Bedroom 1: 10'11 x 10'8 (3.33m x 3.25m)

#### En Suite Shower Room

Bedroom 2: 10'0 x 8'8 (3.05m x 2.64m)

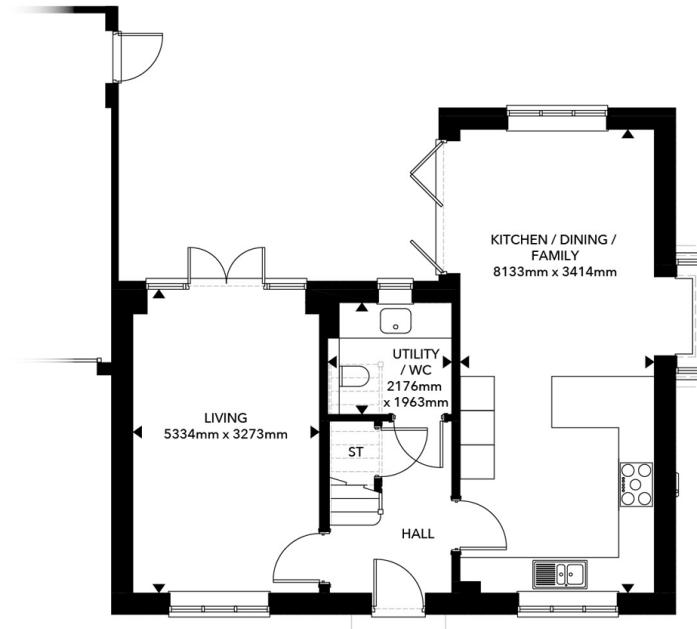
Bedroom 3: 10'0 x 9'1 (3.05m x 2.77m)

#### Bathroom

### OUTSIDE

#### Front & Rear Garden

#### Car Port



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

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

