



**Price**  
**£740,000**

**Freehold**

4x  2x  2x 

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

**cubitt & west**  
Helping you move forwards

## Main features

- Stunning designer fitted kitchen with high specification integrated appliances
- Air Source Heat Pump for low carbon emissions
- Underfloor heating to ground floor
- Electric vehicle charge point
- 10-year NHBC build warranty for peace of mind
- \*Images are of the show home for illustrative purposes only, finishes and layouts may vary

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 13'5 x 10'10 (4.09m x 3.30m)

Kitchen/Dining/Study: 24'5 x 19'4 (7.45m x 5.90m)

Study: 7'4 x 6'9 (2.24m x 2.06m)

WC

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 8'8 (3.99m x 2.64m)

En Suite Shower Room

Bedroom 2: 10'11 x 8'6 (3.33m x 2.59m)

Bedroom 3: 8'9 x 8'3 (2.67m x 2.52m)

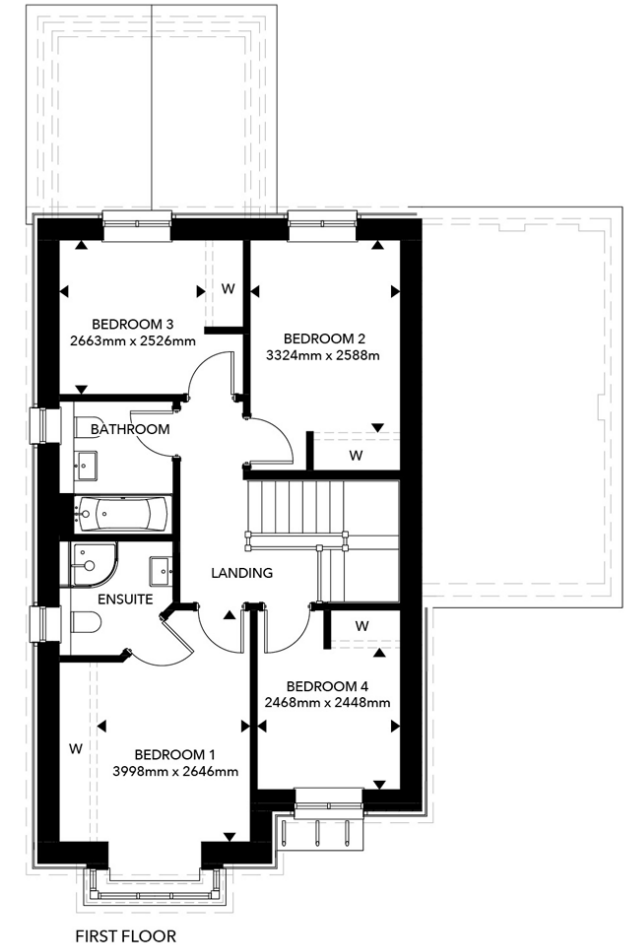
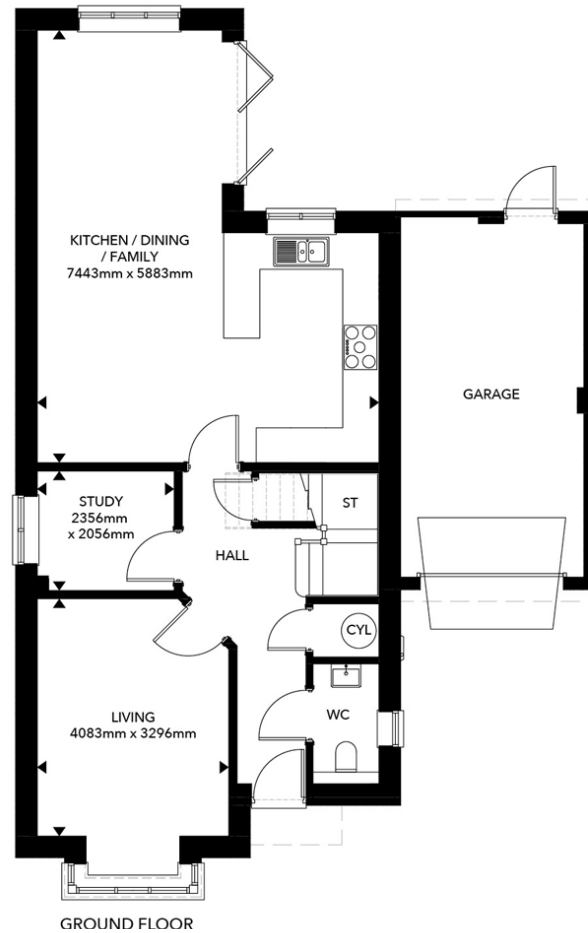
Bedroom 4: 8'1 x 8'0 (2.47m x 2.44m)

Bathroom

### OUTSIDE

Integral Garage

Front & Rear Garden



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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