



**Guide Price**  
**£375,000**

**Freehold**

2x  2x  1x 

**Peppersgate, Lower  
Beeding, Horsham, West  
Sussex, RH13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- A well loved and cared for modern home
- Tucked away at the end of a quiet and peaceful cul de sac
- Rural outlook to the rear
- Convenience of a garage and allocated parking space
- Moments from country walks and just a short drive to Horsham

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 14'8 x 13'6 (4.47m x 4.12m)

Kitchen: 9'0 x 7'9 (2.75m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 2: 12'6 up to fitted wardrobes x 9'4 (3.81m x 2.85m)

En Suite Shower Room: 5'7 x 4'3 (1.70m x 1.30m)

Bedroom 1: 12'6 x 10'8 (3.81m x 3.25m)

En Suite Bathroom: 6'8 x 5'7 (2.03m x 1.70m)

### OUTSIDE

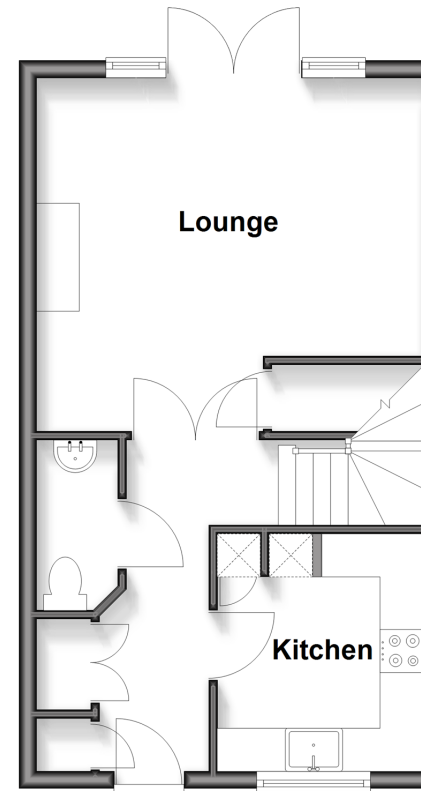
Rear Garden

Garage: 19'5 x 9'0 (5.92m x 2.75m)

Off Road Parking

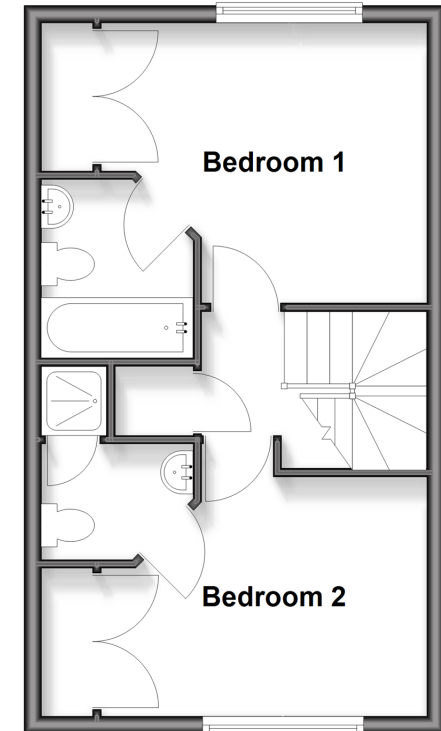
### Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



**Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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