



Trinity Fields, Lower Beeding, Horsham, RH13 6GH.
Guide Price £575,000 Freehold

- **Family Home**
- **Built by Charles Church**
- **Four Bedrooms**
- **Village Location**
- **West Facing Garden**
- **EPC D**
- **Garage and Parking**

Double fronted family home is set in the heart of this popular semi-rural village within walking distance of the Holy Trinity C of E Primary School and only a short distance from The Plough public house.



Tucked away in this residential cul de sac of family homes, this property has been further improved by the vendor to now offer an immaculate home that is ready to move into.

The covered porch leads into the hallway in turn giving access to the double aspect living room that enjoys the garden vista via double glazed French doors leading out onto the patio terrace.

The kitchen breakfast room is also a double aspect and is fitted in a contemporary style with the addition of a large breakfast bar, access from the kitchen through to a useful utility room with door to the garden.



The downstairs accommodation is completed by a cloakroom/wc.

Moving to the first floor there are four good sized bedrooms, the main bedroom has a refitted ensuite shower room, the family bathroom has also been re-fitted with panel enclosed bath and shower above, wash hand basin, low level wc and heated towel rail.

Outside

The gardens are West facing with patio area and level lawn, the garage is at the rear of the garden with parking in front of it, a very useful benefit.

Location

Lower Beeding is also set in an area of outstanding natural beauty with hundreds of acres of open countryside ideal for walks or cycle rides and there is a bus stop around 150 metres away with half hourly buses to Horsham and Brighton.

COUNCIL TAX: F

PLEASE NOTE: There is an annual estate charge. Last payment was £367.05.

For further enquiries and viewing arrangements please call

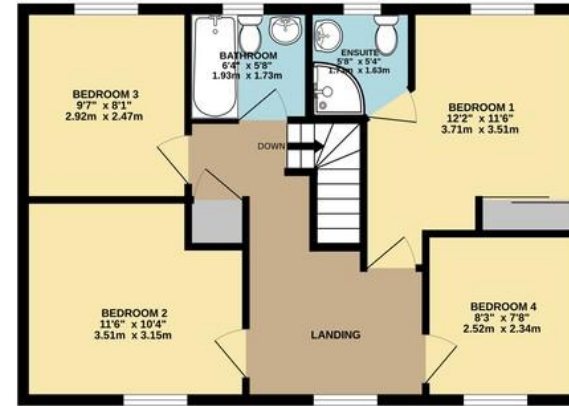
Martin & Co Horsham branch
01403 248222
horsham@martinco.com



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.