



Trinity Fields, Lower Beeding, West Sussex RH13 6GH



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- Three good size bedrooms
- Luxury kitchen/breakfast room
- Car port and own driveway
- Terraced rear garden
- Gas fired central heating
- Double glazing
- Immaculately presented
- Exclusive development
- South Lodge and Leonardslee Gardens nearby
- EPC Rating C

This individual detached property built in 2012 by Charles Church is offered for sale, in our opinion in show home condition. Set in an exclusive cul-de-sac development within this rural hamlet.

The property's impressive hallway gives access to all the ground floor rooms including the double aspect sitting room with double glazed window overlooking the front and double glazed French doors leading out onto the rear terrace. The kitchen/breakfast room is fitted with a contemporary range of wall and base units with integrated appliances included. There are also double glazed French doors leading out onto the rear terrace, giving the room the perfect balance of inside/outside flow; an ideal for those purchasers who love to entertain.



Rarely found in three bedroom homes is the ground floor separate study, being of good size with double glazed window enjoying the front aspect. There is a useful understairs storage cupboard and a downstairs cloakroom with wc and wash hand basin which completes the ground floor accommodation.

Moving to the first floor galleried landing, there is a useful deep airing cupboard. A pull-down ladder gives access to the loft which has further potential (subject to planning) to be converted into further accommodation if required.

The three bedrooms are all of a good size with the main bedroom having a double glazed window to the front aspect, double fitted wardrobes and access into the contemporary styled en-suite shower room. Bedroom two is a large double room with space for fitted wardrobes

and two double glazed windows enjoying the front aspect. Bedroom three has a double glazed window overlooking the rear gardens and is currently used as a dressing room.

The family bathroom is fitted with a white suite comprising a panel enclosed bath with fitted shower above, close coupled wc, pedestal wash hand basin, double glazed obscured glass window to the rear aspect and part tiled walls.

Outside

One of the main features of this stunning home is the south east facing rear garden which has been landscaped with Indian sandstone paving, raised borders, outside tap and power. There is a beautiful pergola with a decked seating area and gate through to the car port. The rear garden is the perfect place to unwind and enjoy those long summer days and evenings with low maintenance

required. In our opinion, perfect for those busy professional buyers. At the side of the property is a car port over the private driveway which provides parking for two vehicles with a large storage shed to the rear.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Tristan's. Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.



You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agents Note:

Our clients have redecorated and improved this property to what we feel is show home condition. This exclusive cul-de-sac development is perfectly located for those buyers looking for a quiet semi-rural home, yet within reach of the main towns of Horsham, Crawley and London, with the south coast and Brighton just a short drive away.

Early viewing is recommended to appreciate this beautiful home.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

906.67 ft²

84.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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