



**3 Stable House Bungalows, Leechpond Hill
Horsham, RH13 6NP
Offers In Excess Of £499,950 Freehold**

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An Extremely Well Presented Two Bedroom Semi Detached Chalet Bungalow in a Semi Rural Location, Benefitting From a Large Modern Fitted Kitchen/Dining Room.

Situation

The property is situated in Lower Beeding which is approximately 4 miles south east of Horsham, which has a vibrant community with a town centre of high street shops, cafes, bars, restaurants, churches, library, leisure centre and schools. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths and the coast is about 8 miles distant.

Description

The accommodation comprises entrance, entrance hall leading to the bright and spacious kitchen/dining room with modern fitted kitchen and a large island, large dining area with feature log burning stove and french doors opening to the enclosed rear garden along with a further side door from the kitchen area. Bright and spacious double aspect lounge. Downstairs double bedroom with double in built wardrobe and a large modern family bathroom. Large hallway storage cupboard.

Upstairs there is a large double bedroom and a further modern fitted bathroom along with a large eaves area.

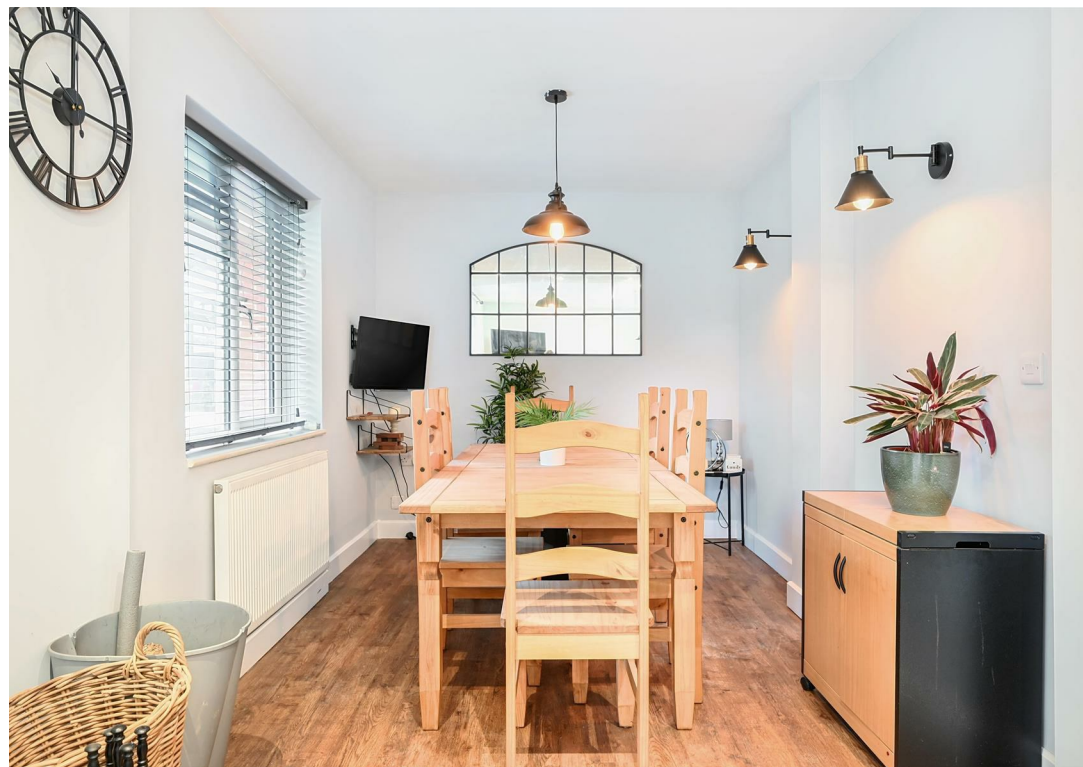
Outside there is a lovely rear garden with large patio space, large timber garage with double opening doors on one side along with a single personal door to the other side. Large wood store with personal door, workshop and large summer house. There is also a private driveway offering ample parking.

Council Tax Band - C

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



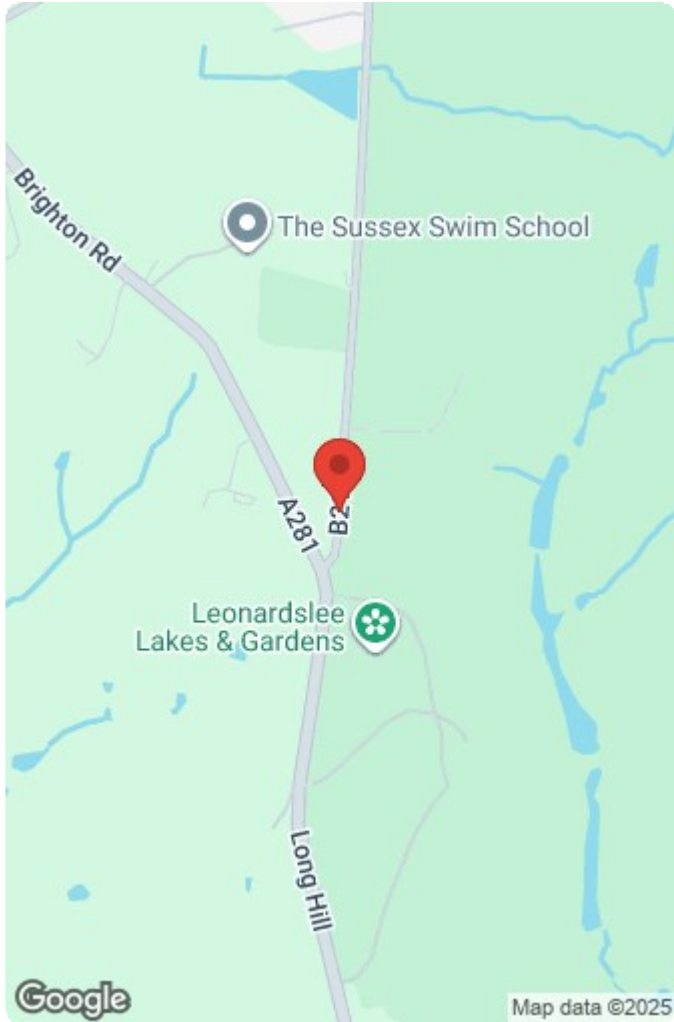






Stable House Bungalows, RH13

Approximate Gross Internal Area = 127 sq m / 1366 sq ft
Approximate Garage Internal Area = 27 sq m / 292 sq ft
Approximate Outbuildings Internal Area = 18 sq m / 197 sq ft
Approximate Total Internal Area = 172 sq m / 1855 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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