



Church Close, Lower Beeding, West Sussex, RH13 6NS



woodlands



Tucked away at the entrance of a quiet cul-de-sac and surrounded by the charm of a quintessential Sussex village, this attractive three-bedroom semi-detached home presents a wonderful opportunity for buyers looking to create their ideal family residence.

Offering generous proportions throughout and coming to the market with no onward chain, the property provides a blank canvas for modernisation, improvement, and potential extension (subject to the necessary planning consents).

Inside, the home opens into an entrance hall, complete with a staircase rising to the first floor and access to the principal living spaces. The accommodation is both spacious and versatile, featuring two reception rooms that can easily adapt to suit a growing family's needs. A separate dining room or study offers flexibility as a home office, playroom, or formal dining space, while the main lounge enjoys a pleasant outlook over the rear garden and provides ample room for both relaxation and entertaining.

The kitchen is well-equipped with a range of base and wall units and is perfectly functional as it stands yet also offers excellent scope for enlargement by incorporating the adjoining utility area to create a more expansive, contemporary kitchen/breakfast room. A useful utility space and ground floor cloakroom complete the downstairs layout.

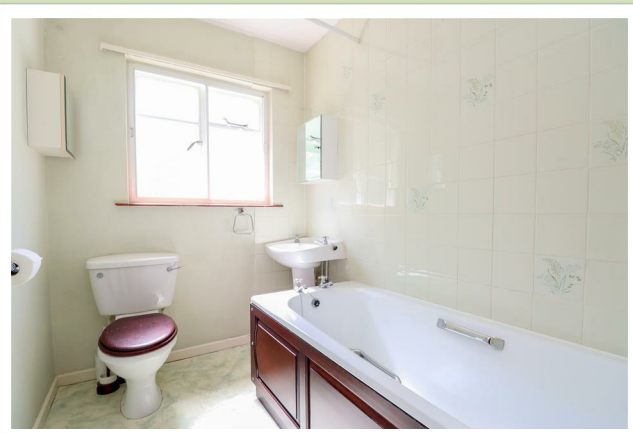
Upstairs, the property continues to impress with three well-proportioned double bedrooms, all served by a family bathroom.

Externally, the home is set back from the road, with a front lawn and driveway providing parking for multiple vehicles, leading to a substantial prefabricated garage. The rear garden enjoys a desirable southerly aspect and backing onto mature woodland, creating a peaceful and private setting - ideal for outdoor dining and entertaining.

Located in the sought-after village of Lower Beeding, approximately 3.5 miles from Horsham, residents can enjoy a strong sense of community alongside local amenities including a well-regarded primary school, a picturesque church, and a popular village pub with a welcoming beer garden. The nearby market town of Horsham offers an excellent selection of shops, restaurants, and leisure facilities, blending independent boutiques with well-known high street names.

Altogether, this is a fantastic opportunity to secure a home with great potential in a highly desirable village setting.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 13'03" x 4'08" (4.04m x 1.42m)

DINING ROOM/STUDY 9'11" x 10'11" (3.02m x 3.33m)

LIVING ROOM 16'06" x 10'11" (5.03m x 3.33m)

KITCHEN 13'02" x 6'05" (4.01m x 1.96m)

REAR LOBBY 6'02" x 8'01" (1.88m x 2.46m)

UTILITY ROOM 6'09" x 8'01" (2.06m x 2.46m)

CLOAKROOM 2'08" x 4'07" (0.81m x 1.40m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'0" x 14'03" (3.05m x 4.34m)

BEDROOM TWO 10'06" into wrdbs x 11'0" (3.20m into wrdbs x 3.35m)

BEDROOM THREE 10'06" x 9'05" (3.20m x 2.87m)

BATHROOM 5'08" x 7'10" (1.73m x 2.39m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

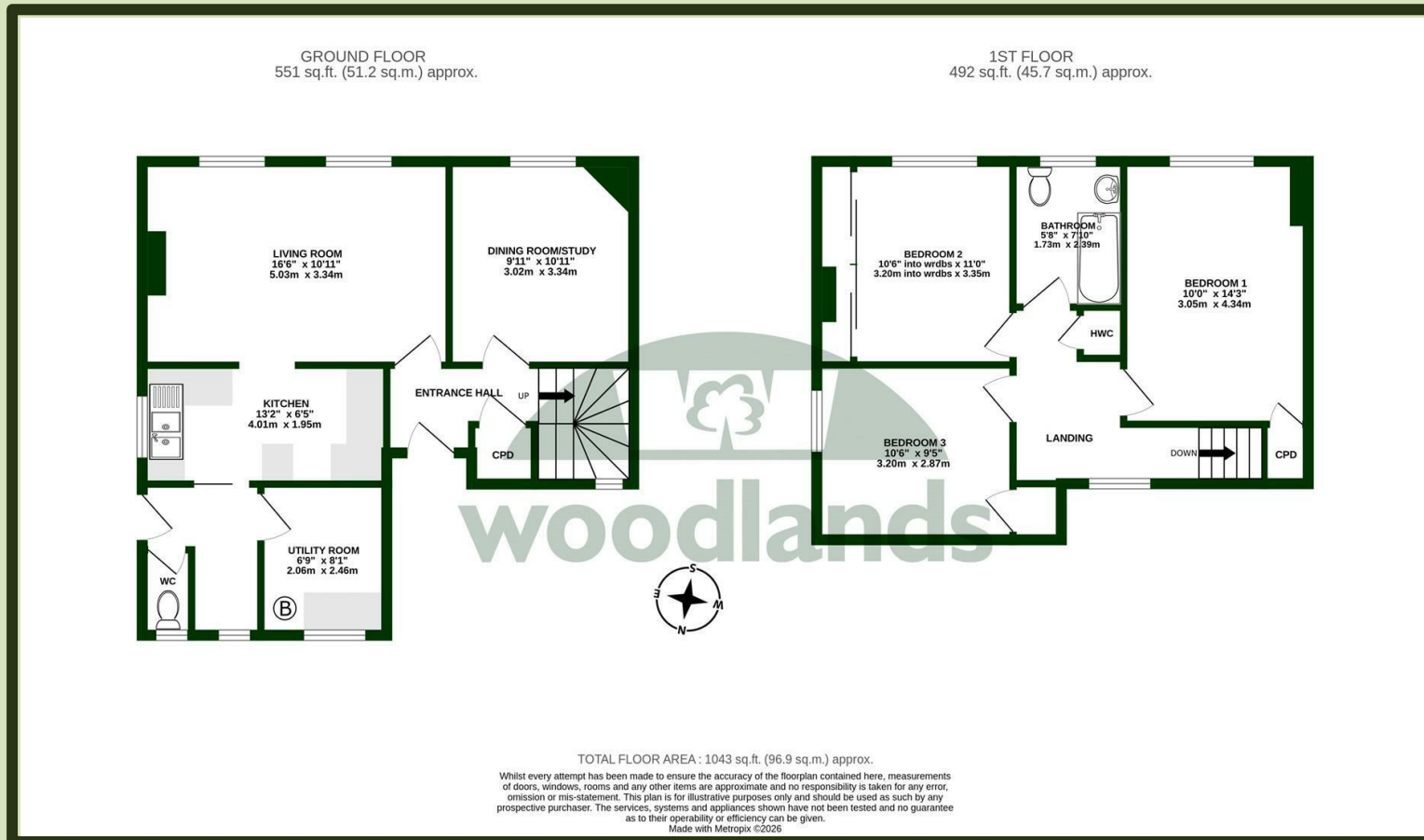
GARAGE

REAR GARDEN

NO ONWARD CHAIN



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**LOCATION:** This family home is located in the heart of this semi-rural village, perfectly placed within a stones throw of the Holy Trinity C of E Primary school and only a short distance from The Plough public house. Lower Beeding is surrounded by farmland and countryside which can be explored via many public footpaths across the area. There is also a football and tennis club and riding stables. The area offers good access for nearby Horsham offering a comprehensive range of shopping facilities and amenities including a mainline station to Gatwick and London. Neighbouring villages of Cowfold and Mannings Heath offer more local needs.

**DIRECTIONS:** From Horsham proceed in an Easterly direction out of the town along the Brighton Road (A281). Pass through the villages of Mannings Heath and Monks Gate. Turn left into Sandygate Lane, following the signs for Cisswood Hotel and Gatwick. Proceed along this road and at the end turn right. Church Close can then be found on the left hand side.

**COUNCIL TAX:** Band D.

**EPC Rating:** To be confirmed

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



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