



33a Crabtree Cottages | Brighton Road | Lower Beeding, Nr. Horsham | West Sussex | RH13 6PT

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £175,000 | Leasehold

- Semi-rural located first floor one bedroom flat with distant rural views from parts. Leasehold. Council Tax Band 'A'. EPC 'E'.
- Affording ground floor entrance, landing, living room, double bedroom, bathroom & kitchen.
- Good size garden. Allocated parking space.
- Night storage heating to part and double or secondary glazing.
- Cowfold village c. 1.6 miles. Horsham c. 5 miles.

Description

33a Crabtree Cottages comprises one of four ground and first floor flats converted from a pair of cottages in the late 1980's and including its own garden area as well as a **single parking space** within the rear parking area shared with the other residential flats. Approached by a pedestrian path to the West side, access to the flat is through a **garden area** with central path and areas of lawn with mixed colourful shrubs and herbaceous plants and trees to the sides and thence leading to the front door (also shared with the ground floor flat, No. 33) into a lobby with private door to No. 33a.

From the front door there is a small lobby with electric meters and consumer units, side window and then staircase rising to first floor landing with roof hatch point and door to under eaves cupboard housing lagged copper hot water cylinder. Doors to accommodation as shown on floor plan including **Living Room** (East) 3.5m x 3.24m with distant semi-rural views, secondary internal glazing, range of fitted cupboards to one wall. **Bedroom** (West) 3.37m max x 3.03m max, with secondary internal glazing. **Bathroom** (West) with Upvc replacement double glazed window, w.c., wash hand basin, bath and separate shower over. **Kitchen** (East) 2.88m x 2.47m, with Upvc replacement double glazed window, range of modern fitted base and wall units including worktops with cupboards and drawers under and part eye level cupboards over, electric cooker point with extractor hood over, under top point for fridge and washing machine, stainless steel sink unit with side drainer.

Location

The property occupies a semi-rural location on the edge of the small village of Lower Beeding within walking distance of the popular Crabtree pub and also South Lodge Hotel as well as accessible to nearby countryside walks. Local facilities can be found in the small village of Cowfold (c. 1.6 miles) to the South, or in the old market town of Horsham which is within 5 miles and offers a comprehensive range of shops, trades and entertainment facilities as well as with the mainline railway station with services to London and beyond. Road connections are good via the A281 thence connecting to the A23/M23 including to Gatwick Airport (c.14.5 miles) and to the South to cosmopolitan coastal city of Brighton being within approximately 18.5 miles.

Information

Property Reference: HJB02714. **Photos & particulars prepared:** November 2023 (ref RBA).

Tenure: The property will be sold with a new lease of 125 years, with a peppercorn ground rent. Further details from the selling agents.

Services: Mains water and electricity are connected. Part night storage heating. Drainage inter-connected to a private treatment plant shared with Peppersgate and with contributions per household. **Local Authority:** Horsham District Council. **Council Tax Band:** 'A'.

Directions: location as shown on the appended plan, at the entrance to Peppersgate.

What3words:///lifeboats.announce.table

Viewing: an internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

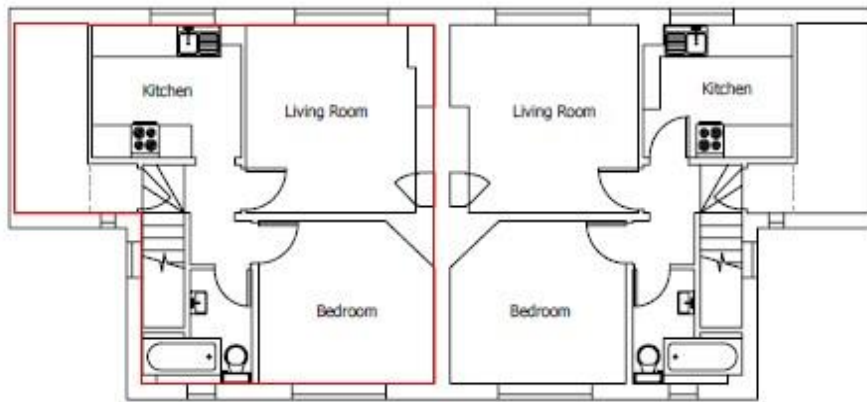
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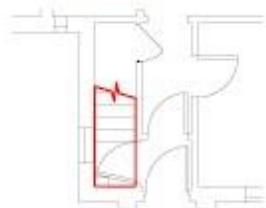
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



First Floor



Ground Floor

