



Price

£475,000

Freehold

3x  1x  2x 

Crawley Road, Horsham,  
West Sussex, RH12

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt & west**  
Helping you move forwards



## Main features

- Lovely property with character features
- Good size gardens
- Large loft room with potential to convert, subject to necessary consents
- Plenty of parking
- Fantastic location

## Accommodation

### SPLIT LEVEL GROUND FLOOR

#### Entrance Hall

**Dining Room:** 11'8 x 9'6 (3.56m x 2.90m)

**Kitchen:** 11'1 at widest point x 6'8 at widest point (3.38m x 2.03m)

#### Lean To

**Lounge:** 14'6 at widest point x 12'1 up to chimney breast (4.42m x 3.69m)

#### Inner Hall

**Pantry:** 5'8 x 3'3 (1.73m x 0.99m)

**Study:** 12'3 x 6'5 (3.74m x 1.96m)

### SPLIT LEVEL FIRST FLOOR

#### Landing

**Bedroom 2:** 12'0 up to door well x 8'6 up to chimney breast (3.66m x 2.59m)

**Bedroom 3:** 12'2 at widest point x 6'6 at widest point (3.71m x 1.98m)

**Bedroom 1:** 12'3 up to chimney breast x 12'1 at widest point (3.74m x 3.69m)

**Bathroom:** 8'8 x 6'2 (2.64m x 1.88m)

### SECOND FLOOR

**Boarded Loft Room:** 19'9 x 10'1 (6.02m x 3.08m)

### OUTSIDE

**Off Road Parking**  
**Front & Rear Gardens**

Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

### Split Level Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



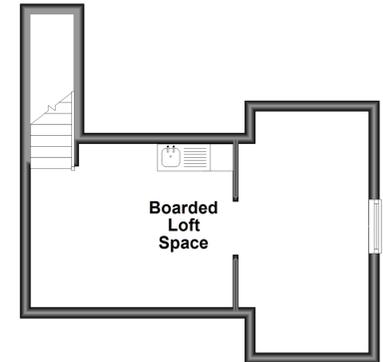
### Split Level First Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



### Loft

Approx. 0.0 sq. metres (0.0 sq. feet)



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