

OVER 60?

Secure this property
for up to **59% less!**



Price

£725,000

Freehold

4x  2x  1x 

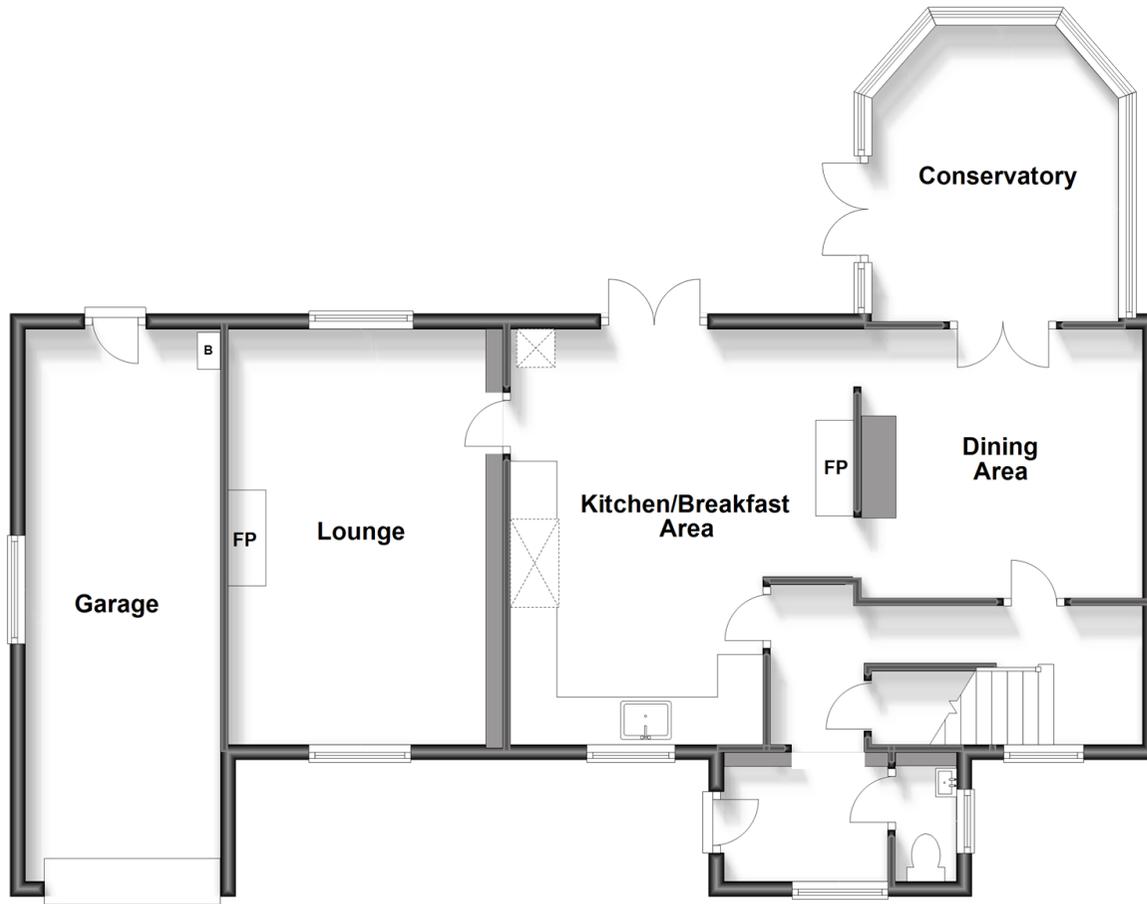
Pondtail Road, Horsham, West Sussex,

RH12

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Ground Floor

Approx. 101.7 sq. metres (1095.1 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Cloakroom

Entrance Hallway

Kitchen/Breakfast Area: 18'1 at widest point (5.52m) x 13'5 (4.09m) narrowing to 10'8 (3.25m)

Dining Area: 11'11 at widest point x 11'7 at widest point (3.63m x 3.53m)

Conservatory: 12'10 at widest point x 10'6 at widest point (3.91m x 3.20m)

Lounge: 18'2 x 11'0 (5.54m x 3.36m)

FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'0 (3.81m x 3.36m)

En Suite Shower Room: 11'0 x 5'5 (3.36m x 1.65m)

Bathroom: 5'11 at widest point x 5'3 at widest point (1.80m x 1.60m)

Bedroom 2: 14'11 at widest point x 9'4 (4.55m x 2.85m)

Bedroom 3: 10'7 at widest point x 9'8 at widest point (3.23m x 2.95m)

Bedroom 4: 8'3 at widest point x 7'11 at widest point (2.52m x 2.41m)

OUTSIDE

Garage & Driveway

Front & Rear Garden



Main features

- Original farmhouse built circa 1952 with later side extension
- Beautiful cottage-style kitchen/ breakfast room
- Cosy lounge and dining room
- Good size front and rear gardens
- Easy access to both Littlehaven station and Horshams northern bypass

Nearest Schools

Primary Schools: Holbrook Primary 0.2 miles, North Heath Community Primary 0.6 miles, All Saints CofE Primary 0.7 miles

Secondary Schools: Millais School 1.7 miles, Forest

Transport Information

Train Stations: Warnham 0.5 miles, Littlehaven 0.7 miles, Horsham 1.5 miles

Address

Pondtail Road, Horsham, West Sussex, RH12

Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](https://www.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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