

**OVER 60?**

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



**Price**

**£550,000**

**Freehold**

2x  1x  1x 

Fay Road, Horsham, West Sussex, RH12

**cubitt&west**  
Helping you move forwards





## Main features

- Located in a popular cul de sac
- With no onward chain the property is ready to move into
- Ample parking on carriage driveway and garage
- Good size lounge and dining area
- Scope to improve, extend and convert the loft, subject to planning consent

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Kitchen: 12'1 at widest point x 9'10 at widest point (3.69m x 3.00m)

Lounge: 17'4 at widest point x 12'0 at widest point (5.29m x 3.66m)

Dining Area: 10'11 x 10'10 (3.33m x 3.30m)

Bedroom 1: 13'7 into fitted wardrobes x 11'11 at widest point (4.14m x 3.63m)

Bedroom 2: 10'0 x 9'11 (3.05m x 3.02m)

Shower Room: 8'6 x 5'4 (2.59m x 1.63m)

### OUTSIDE

Utility/Storage: 11'5 x 8'3 (3.48m x 2.52m)

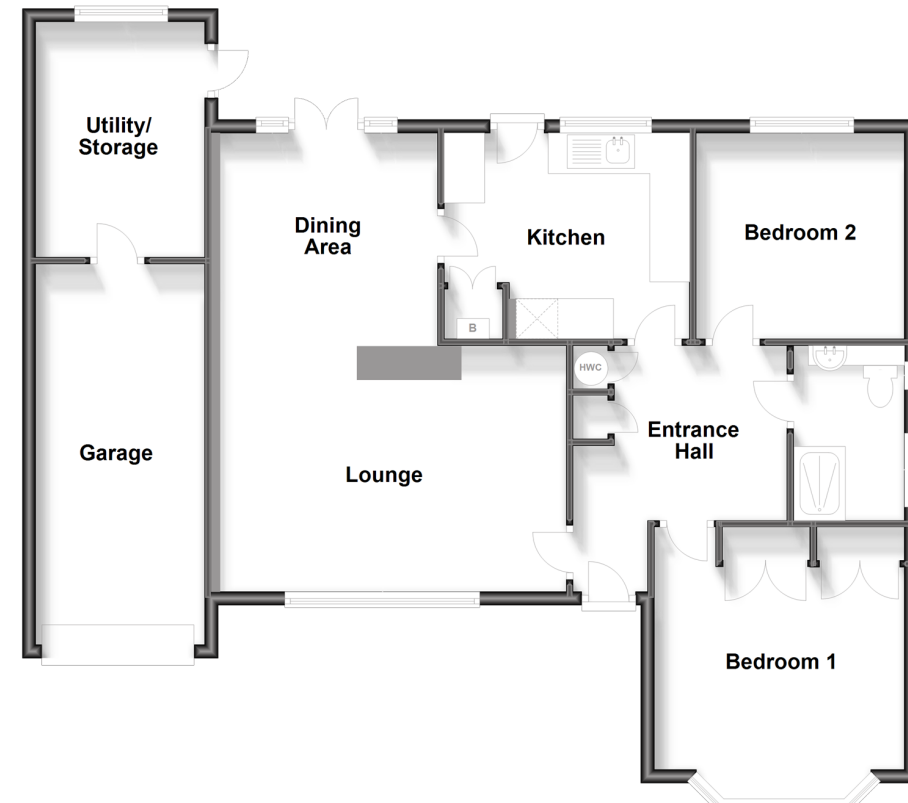
Garage : 18'7 x 8'2 (5.67m x 2.49m)

Driveway

Front & Rear Garden

Summerhouse

**Ground Floor**  
Approx. 104.2 sq. metres (1122.1 sq. feet)



**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
- 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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