



Price

£175,000

Leasehold

2x 🏠 1x 🚶 1x 🚗

Coltsfoot Drive,  
Horsham, West Sussex,  
RH12

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain
- Good 'Buy-to-let' investor opportunity
- Town centre location, close to station and entertainment
- Spacious living area
- Convenience of allocated parking



### Nearest Schools

Primary Schools: North Heath Community Primary 0.1 miles, Holbrook Primary 0.4 miles, All Saints CofE Primary 0.5 miles

Secondary Schools: Millais School 1.1 miles, Forest School, The 1.4 miles, Queen Elizabeth II Silver Jubilee School, Horsham 1.4 miles



### Transport Information

Train Stations: Littlehaven 0.3 miles, Horsham 0.9 miles, Warnham 1.1 miles

## Accommodation

### FIRST FLOOR

Entrance Hall

Kitchen: 8'10 x 7'0 (2.69m x 2.14m)

Lounge/Dining Room: 16'9 at widest point x 10'7 at widest point (5.11m x 3.23m)

Bathroom: 7'10 x 7'0 (2.39m x 2.14m)

Bedroom 1: 17'0 x 8'5 (5.19m x 2.57m)

Bedroom 2: 16'9 at widest point x 8'9 at widest point (5.11m x 2.67m)

### OUTSIDE

Allocated Parking Space

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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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