



**Price**

**£400,000**

**Freehold**

3x  1x  1x 

**Wheatsheaf Close,  
Horsham, West Sussex,  
RH12**

**OVER 60?**

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



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Family home in quiet residential location
- Recently added conservatory overlooking the rear garden
- Good size lounge/diner, perfect for entertaining
- Useful garage en-bloc
- Short walk to local shops and Littlehaven station

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 12'11 x 12'9 (3.94m x 3.89m)

**Dining Area:** 12'8 x 8'4 (3.86m x 2.54m)

**Kitchen:** 9'9 x 7'3 (2.97m x 2.21m)

**Conservatory:** 13'4 x 7'6 (4.07m x 2.29m)

### FIRST FLOOR

#### Landing

**Bedroom 3:** 9'2 at widest point x 7'5 at widest point (2.80m x 2.26m)

**Bedroom 2:** 10'10 at widest point x 9'8 at widest point (3.30m x 2.95m)

**Bedroom 1:** 12'2 at widest point x 8'5 at widest point (3.71m x 2.57m)

**Bathroom:** 6'10 x 6'1 (2.08m x 1.86m)

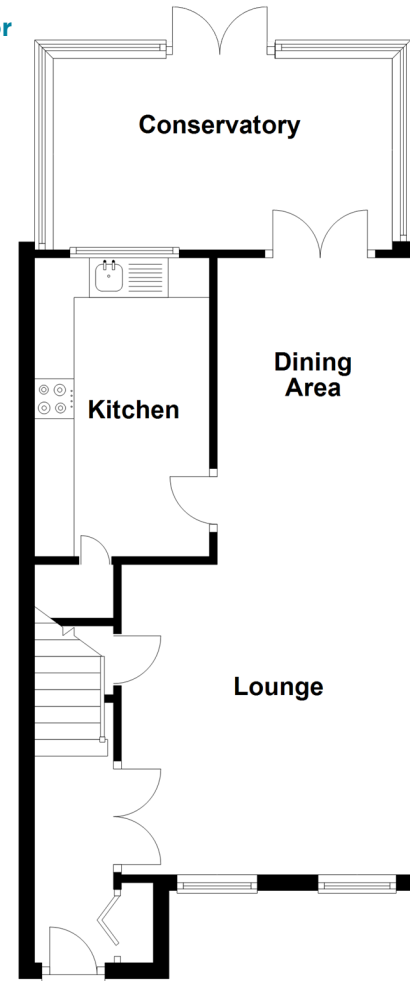
### OUTSIDE

#### Front & Rear Garden

#### Garage En Bloc

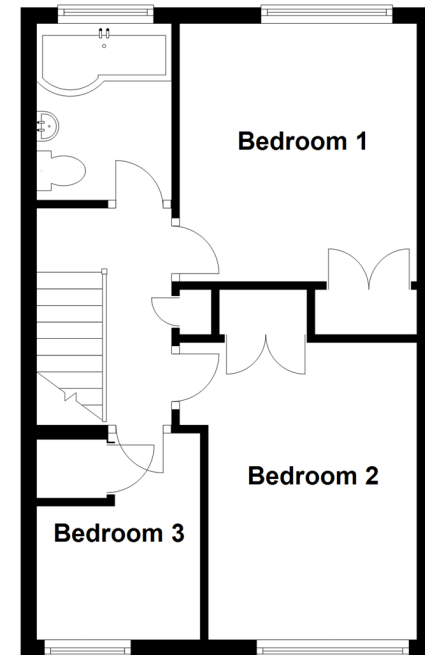
### Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.8 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
- 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%



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