



Video Tour available

**Price**

**£379,950**

**Freehold**

2x  1x  1x 

Peary Close, Horsham, West Sussex, RH12

**cubitt & west**  
Helping you move forwards



## Main features

- **Amazing opportunity!**
- **Scope to improve, subject to any necessary consents**
- **With no onward chain this property is ready to move into**
- **Quiet cul de sac position**
- **Short walk to local shops and bus routes**



### Nearest Schools

Primary Schools: Holbrook Primary 0.0 miles, North Heath Community Primary 0.4 miles, All Saints CofE Primary 0.5 miles

Secondary Schools: Millais School 1.4 miles, Forest School, The 1.7 miles, Queen Elizabeth II Silver Jubilee School, Horsham 1.7 miles



### Transport Information

Train Stations: Littlehaven 0.3 miles, Warnham 0.8 miles, Horsham 1.2 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 12'10 at widest point x 10'4 at widest point (3.91m x 3.15m)

Rear Porch

Lounge: 15'4 x 11'1 (4.68m x 3.38m)

Bedroom 1: 12'2 x 11'2 (3.71m x 3.41m)

Bedroom 2: 11'8 x 5'10 (3.56m x 1.78m)

Bathroom: 6'6 x 5'10 (1.98m x 1.78m)

### OUTSIDE

Front and Rear Garden

Driveway

**Call Horsham - 01403 269268 ■ 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



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