

**OVER 60?**

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



**Price**  
**£580,000**  
**Freehold**

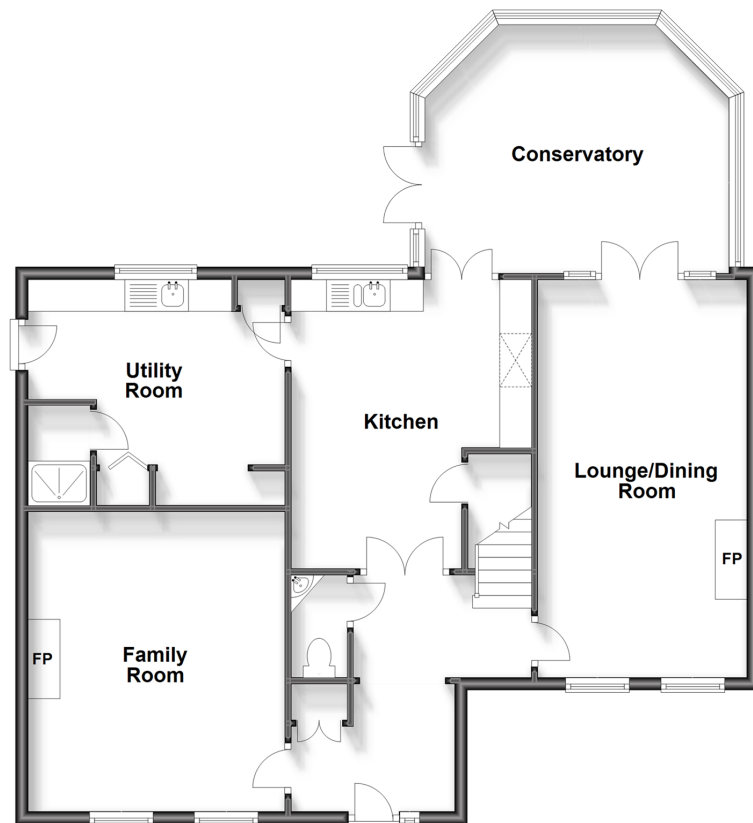
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Shelley Drive, Broadbridge Heath,  
Horsham, West Sussex, RH12

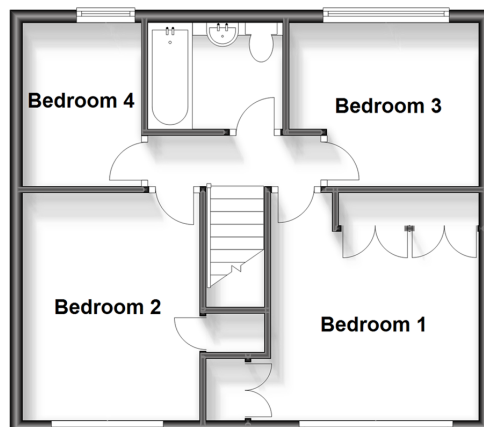
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**Ground Floor**  
Approx. 103.9 sq. metres (1118.4 sq. feet)



**First Floor**  
Approx. 45.0 sq. metres (484.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Family Room: 16'6 at widest point x 13'3 at widest point (5.03m x 4.04m)

Lounge/Dining Room: 20'8 at widest point x 10'9 at widest point (6.30m x 3.28m)

Kitchen: 15'0 at widest point x 12'4 at widest point (4.58m x 3.76m)

Utility Room: 9'7 x 9'7 (2.92m x 2.92m)

Shower Room: 5'2 x 3'2 (1.58m x 0.97m)

Conservatory: 14'6 at widest point x 12'2 at widest point (4.42m x 3.71m)

### FIRST FLOOR

Landing

Bedroom 1: 11'10 into fitted wardrobes x 10'9 up to fitted cupboard (3.61m x 3.28m)

Bedroom 2: 11'10 x 9'2 up to fitted cupboard (3.61m x 2.80m)

Bedroom 3: 9'9 at widest point x 8'6 at widest point (2.97m x 2.59m)

Bathroom: 6'10 x 5'6 (2.08m x 1.68m)

Bedroom 4: 8'6 x 6'2 (2.59m x 1.88m)

### OUTSIDE

Rear Garden

Double Garage: 16'7 x 14'2 (5.06m x 4.32m)

Driveway



## Main features

- A spacious and extended family home
- Potential for an annex, subject to any necessary consents
- Tanbridge House school catchment area
- Easy access into Horsham town centre and road links
- Convenience of a double garage and driveway parking for several cars



### Nearest Schools

Primary Schools: Shelley Primary 0.6 miles, St John's Catholic Primary 2.0 miles, Arunside School, Horsham 2.0 miles  
Secondary Schools: Tanbridge House School 1.6 miles, Farlington School 1.8 miles, Forest School, The 2.6 miles



### Transport Information

Train Stations: Horsham 2.7 miles, Christs Hospital 3.1 miles, Warnham 3.5 miles



### Address

Shelley Drive, Broadbridge Heath, 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://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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