

**OVER 60?**

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



**Guide Price**  
**£1,000,000**  
**Freehold**

5x  2x  2x 

Comptons Lane, Horsham, West Sussex,  
RH13

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Helping you move forwards

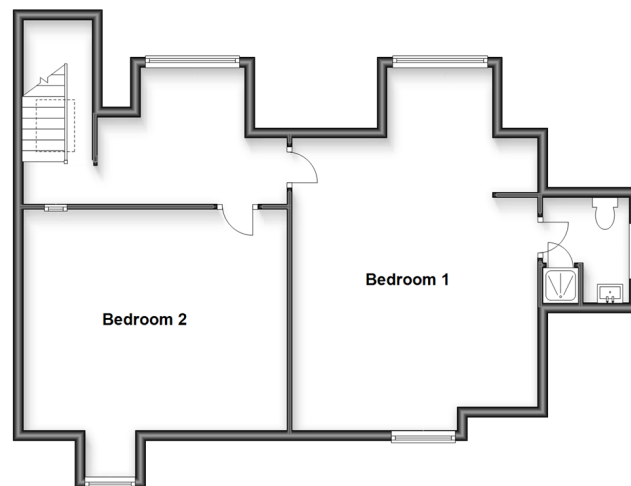
### Ground Floor

Approx. 157.0 sq. metres (1690.4 sq. feet)



### First Floor

Approx. 70.6 sq. metres (769.7 sq. feet)



## Accommodation

### GROUND FLOOR

Reception Hall: 24'10 at widest point x 16'8 at widest point (7.57m x 5.08m)

Bedroom 4: 12'5 x 11'10 up to fitted wardrobes (3.79m x 3.61m)

Bathroom: 11'9 x 7'4 (3.58m x 2.24m)

Inner Hallway

Kitchen/Family Lounge: 40'5 at widest point (12.33m) x 13'1 at widest point (3.99m) narrowing to 9'9 (2.97m)

Utility/Study Area: 11'8 at widest point x 5'9 at widest point (3.56m x 1.75m)

Bedroom 3: 11'11 x 11'10 (3.63m x 3.61m)

Dining Hall: 18'7 at widest point x 11'1 at widest point (5.67m x 3.38m)

Study/Bedroom 5: 13'4 x 11'6 (4.07m x 3.51m)

### FIRST FLOOR

Landing

Bedroom 1: 18'9 at widest point x 15'11 at widest point (5.72m x 4.85m)

En Suite Shower Room: 6'9 x 5'0 (2.06m x 1.53m)

Bedroom 2: 17'0 at widest point x 14'0 at widest point (5.19m x 4.27m)

### OUTSIDE

Front & Rear Garden

Log Cabin: 17'3 x 12'10 (5.26m x 3.91m)

Driveway





## Main features

- A stunning chalet-style family home
- Extensive and flexible accommodation
- Large main suite with dressing area and en suite shower room
- A great size plot with plenty of parking and large rear garden
- Amazing open plan kitchen/family lounge with vaulted ceiling
- Welcoming reception hall with oak panelling



### Nearest Schools

Primary Schools: Heron Way Primary 0.2 miles, Kingslea Primary 0.5 miles, Leechpool Primary 0.6 miles.  
Secondary Schools: Millais School 0.2 miles, Forest School, The 0.2 miles, Queen Elizabeth II Silver Jubilee School, Horsham 0.2 miles.



### Transport Information

Train Stations: Horsham 0.7 miles, Littlehaven 1.2 miles, Warnham 2.4 miles



### Address

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### Directions

For directions to this property please contact us.





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Call Horsham Branch 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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