



**Guide Price**  
**£250,000**

**Leasehold**

2x  1x  2x 

**Cotswold Court,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious and well presented home
- Just a short walk to the station and town centre
- Convenience of a garage en bloc
- Modern kitchen and bathroom
- Lovely outlook to front and rear across the communal gardens
- No onward chain

## Accommodation

### FIRST FLOOR

Lounge: 15'10 at widest point x 11'8 at widest point (4.83m x 3.56m)

Dining Area: 7'8 x 7'0 (2.34m x 2.14m)

Kitchen: 7'9 at widest point x 7'4 at widest point (2.36m x 2.24m)

### SECOND FLOOR

Landing

Bathroom: 6'4 x 5'5 (1.93m x 1.65m)

Bedroom 2: 9'10 up to fitted wardrobes x 8'2 (3.00m x 2.49m)

Bedroom 1: 11'5 up to fitted wardrobes x 11'4 (3.48m x 3.46m)

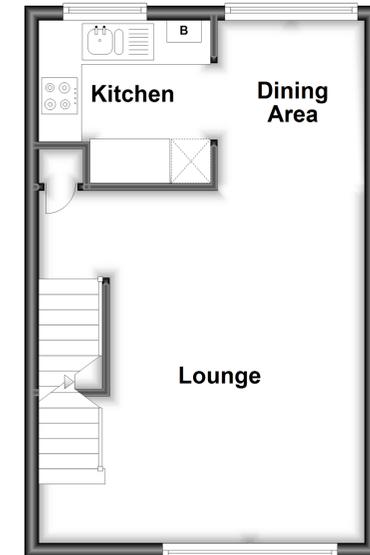
### OUTSIDE

Communal Garden

Garage En Bloc

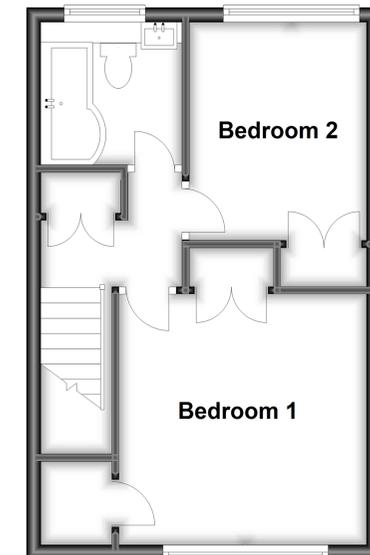
## First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



## Second Floor

Approx. 32.6 sq. metres (351.2 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20917245/20230612/CB/CB