



**Price**  
**£535,000**

**Freehold**

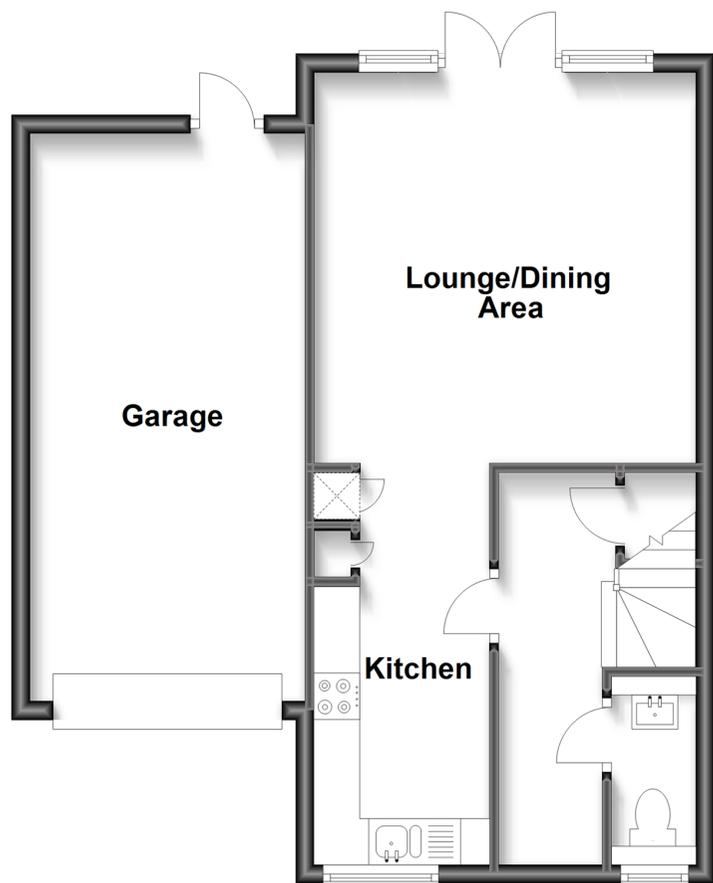
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**Tern Avenue, Horsham,  
West Sussex, RH12**

**cubitt & west**  
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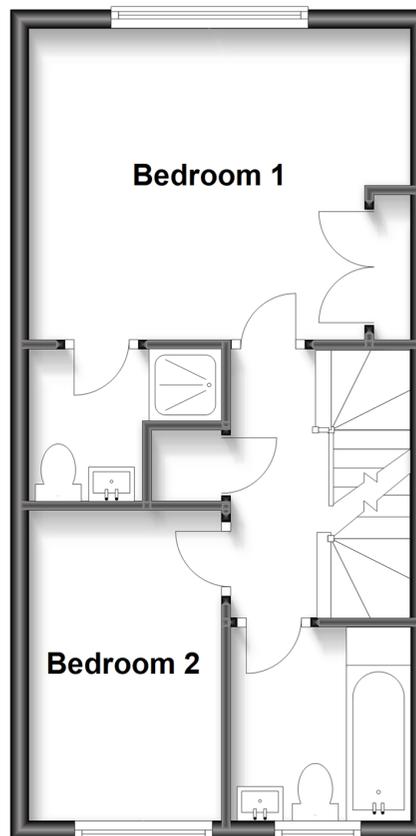
## Ground Floor

Approx. 54.7 sq. metres (588.3 sq. feet)



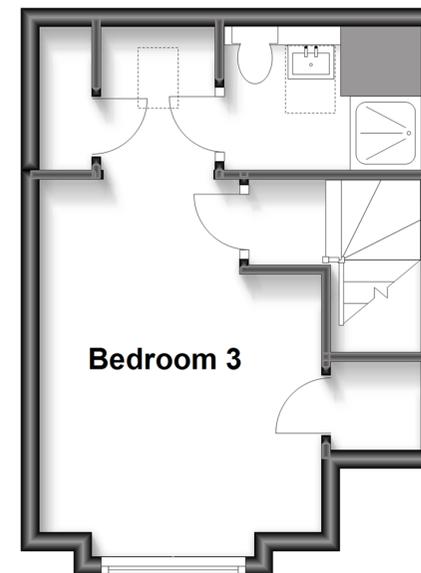
## First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



## Second Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 14'0 x 6'3 (4.27m x 1.91m)  
Lounge/Dining Area: 14'0 x 13'7 (4.27m x 4.14m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'9 at widest point x 11'0 at widest point (4.19m x 3.36m)  
En Suite Shower Room: 6'10 x 4'9 (2.08m x 1.45m)  
Bathroom: 6'5 x 6'1 (1.96m x 1.86m)  
Bedroom 2: 10'10 x 6'9 (3.30m x 2.06m)

### SECOND FLOOR

Landing  
Bedroom 3: 13'4 at widest point x 10'0 at widest point (4.07m x 3.05m) narrowing to 4'0 x 5'5 (1.22m x 1.65m)  
En Suite Shower Room: 7'1 x 4'4 (2.16m x 1.32m)

### OUTSIDE

Front & Rear Gardens  
Integrated Garage: 20'1 x 9'10 (6.13m x 3.00m)  
Driveway



## Main features

- Modern family home
- Within walking distance of Littlehaven train station
- Convenience of a private driveway and garage
- Well presented
- Low maintenance rear garden



### Nearest Schools

Primary Schools: North Heath Community Primary 0.3 miles, Holbrook Primary 0.4 miles, All Saints CofE Primary 0.4 miles  
Secondary Schools: Millais School 1.1 miles, Forest School, The 1.3 miles, Queen Elizabeth II Silver Jubilee



### Transport Information

Train Stations: Littlehaven 0.1 miles, Horsham 1.0 miles, Warnham 1.2 miles



### Address

Tern Avenue, 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](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



20917262/20230516/SEH/CB