



**Price**  
**£500,000**

**Freehold**

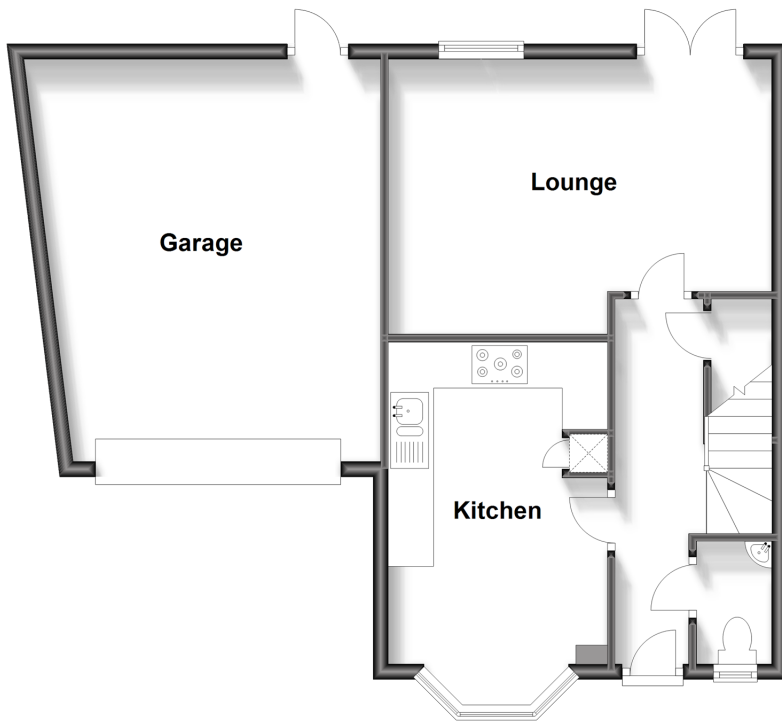
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**Trinity Fields, Horsham,  
West Sussex, RH13**

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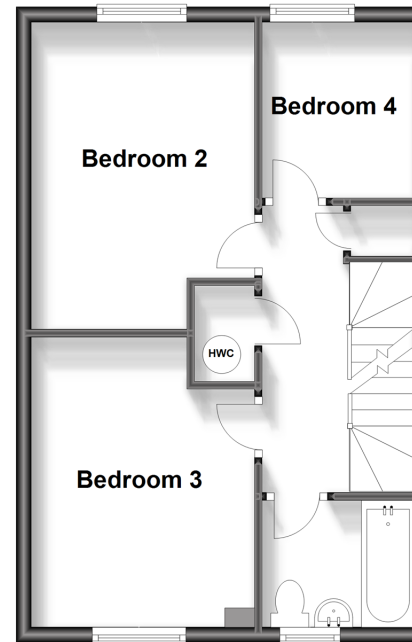
## Ground Floor

Approx. 64.0 sq. metres (689.4 sq. feet)



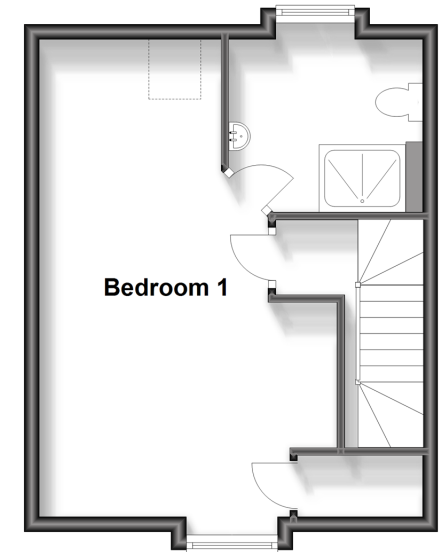
## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



## Second Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'5 at widest point x 11'9 at widest point (5.01m x 3.58m)

Kitchen: 15'11 into bay x 9'5 (4.85m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 2: 13'3 at widest point x 9'5 at widest point (4.04m x 2.87m)

Bedroom 3: 12'9 at widest point x 9'5 at widest point (3.89m x 2.87m)

Bedroom 4: 7'7 x 6'8 (2.31m x 2.03m)

Bathroom: 6'7 x 5'7 (2.01m x 1.70m)

### SECOND FLOOR

Landing

Bedroom 1: 20'6 at widest point x 10'8 at widest point (6.25m x 3.25m)

En Suite Shower Room: 8'5 x 7'5 (2.57m x 2.26m)

### OUTSIDE

Integral Garage: 17'5 x 14'1 (5.31m x 4.30m)

Driveway

Front & Rear Gardens





## Main features

- Quiet rural location
- Close to Horsham and Hand Cross
- Modern well cared for family home built by Charles Church
- The Plough, local pub is just a few moments away
- Fantastic principal bedroom with en-suite shower room



### Nearest Schools

Primary Schools: Holy Trinity CofE Primary 0.0 miles, Warminglid Primary 1.9 miles, Heron Way Primary 2.5 miles. Secondary Schools: Farney Close School 4.2 miles, Thomas Bennett Community College 5.5 miles, Holy Trinity CofE Secondary School, Crawley 5.6 miles



### Transport Information

Train Stations: Faygate 4.5 miles, Warnham 5.1 miles, Ifield 6.1 miles



### Address

Trinity Fields, Horsham, West Sussex, RH13



### 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



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