

**OVER 60?**

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



**Price**

**£1,000,000**

**Freehold**

4x  2x  3x 

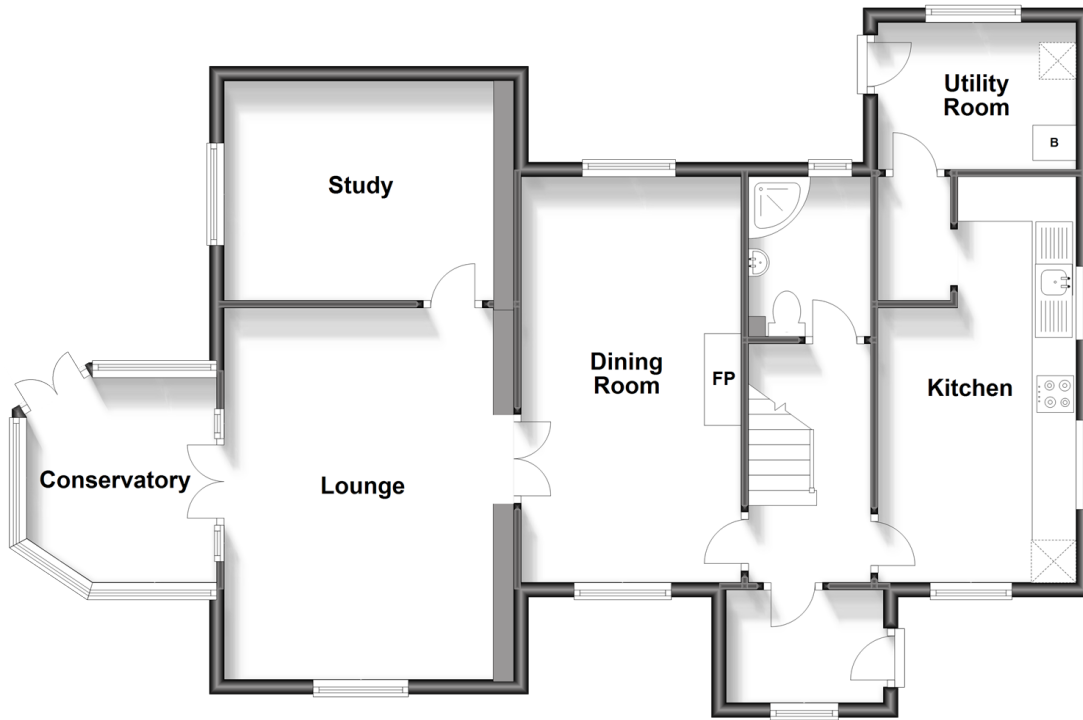
Tower Hill, Horsham, West Sussex, RH13

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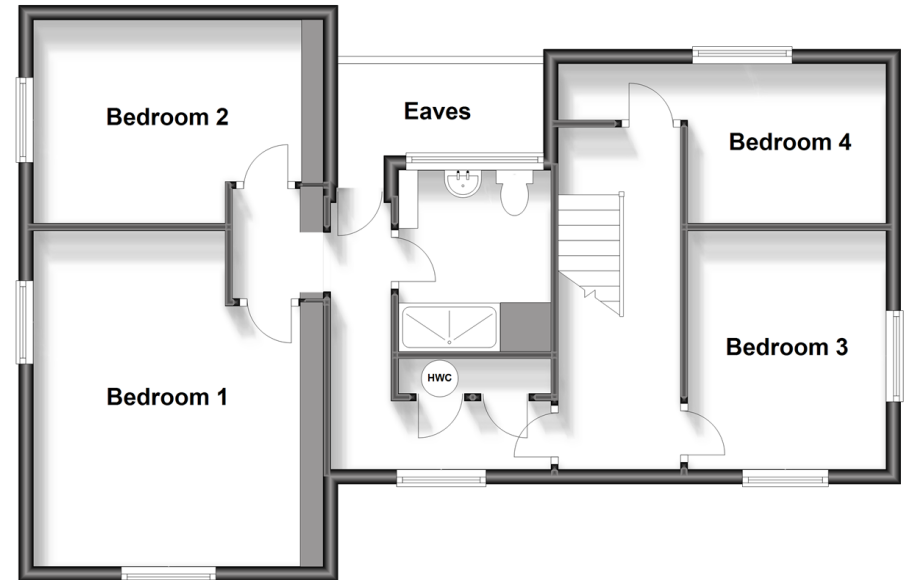
## Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



## First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Kitchen: 18'0 at widest point x 8'9 at widest point (5.49m x 2.67m)

Lobby

Utility Room: 9'1 x 6'7 (2.77m x 2.01m)

Shower Room

Dining Room: 18'2 at widest point x 9'11 into alcove (5.54m x 3.02m)

Lounge: 16'7 x 11'11 (5.06m x 3.63m)

Study: 12'0 x 9'10 (3.66m x 3.00m)

Conservatory: 9'1 at widest point x 8'9 at narrowest point (2.77m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 4: 8'8 up to door well x 7'3 at widest point (2.64m x 2.21m)

Bedroom 3: 10'9 x 8'10 (3.28m x 2.69m)

Shower Room: 8'1 x 6'11 (2.47m x 2.11m)

Bedroom 2: 11'11 at widest point x 11'4 at widest point (3.63m x 3.46m)

Bedroom 1: 15'1 at widest point x 11'11 at widest point (4.60m x 3.63m)

### OUTSIDE

Garage: 33'4 x 16'4 (10.17m x 4.98m)

Wrap-Around Gardens

Store Shed: 17'4 x 10'1 (5.29m x 3.08m)

Barn: 44'10 x 17'4 (13.67m x 5.29m)



## Main features

- **Fantastic location just a short walk to town and open countryside**
- **1.284 acre plot with paddock, woodland and formal gardens**
- **Large double garage with 45 Ft timber barn behind**
- **With no onward chain**
- **Potential to update, improve and add value, subject to any necessary consent**



### Nearest Schools

Primary Schools: Arunside School, Horsham 0.7 miles, St John's Catholic Primary 0.7 miles, St Mary's CofE (Aided) Primary 0.8 miles  
 Secondary Schools: Tanbridge House School 0.8 miles, Christ's Hospital 0.9 miles, Forest School, The 1.8 miles



### Transport Information

Train Stations: Christs Hospital 0.6 miles, Horsham 1.4 miles, Littlehaven 2.5 miles



### Address

Tower Hill, 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)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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