



**Price**  
**£550,000**

**Freehold**

4x  2x  1x 

**Old Guildford Road,  
Horsham, West Sussex,  
RH12**

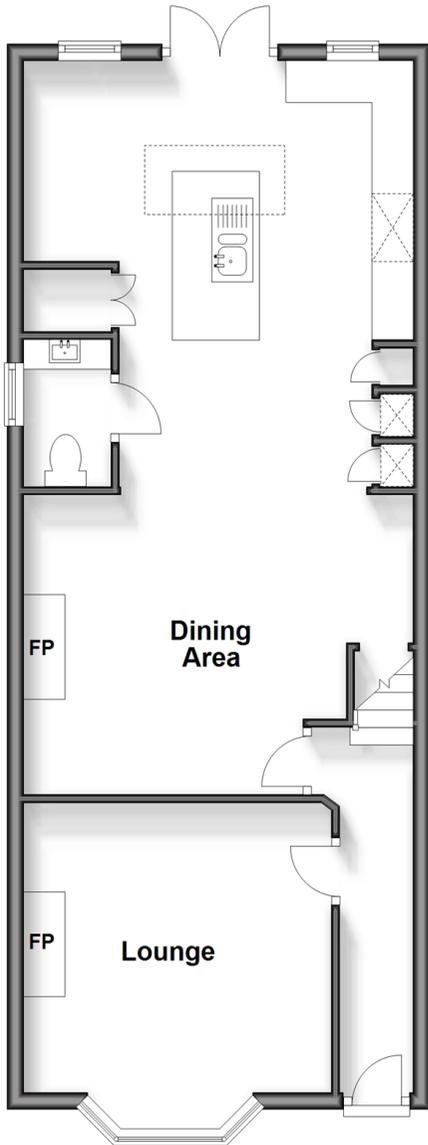
**OVER 60?**

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

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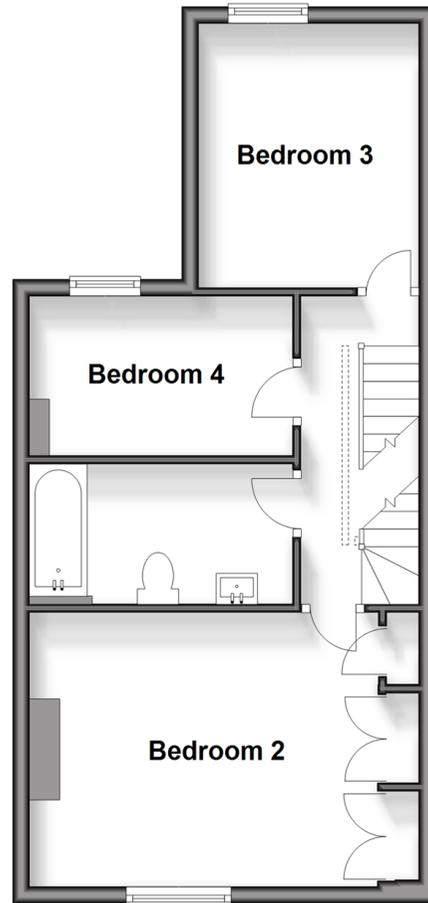
## Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



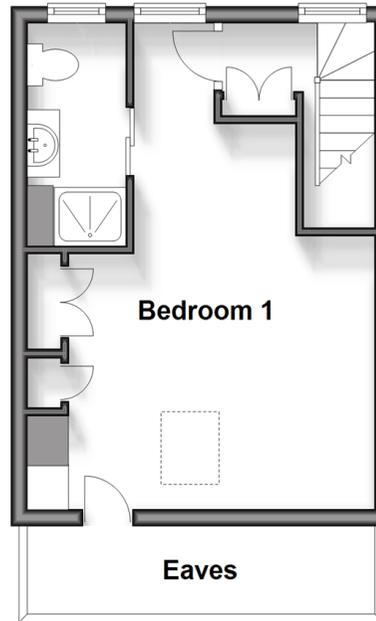
## Split Level First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



## Second Floor

Approx. 24.5 sq. metres (263.4 sq. feet)



## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 12'3 at widest point x 11'8 at widest point (3.74m x 3.56m)

Dining Area: 15'1 at widest point x 12'4 at widest point (4.60m x 3.76m)

Kitchen: 17'5 at widest point x 14'9 at widest point (5.31m x 4.50m)

#### Cloakroom

### SPLIT LEVEL FIRST FLOOR

#### Landing

Bedroom 3: 10'2 x 9'0 (3.10m x 2.75m)

Bedroom 4: 10'0 x 6'8 (3.05m x 2.03m)

Bathroom: 9'7 x 5'6 (2.92m x 1.68m)

Bedroom 2: 12'9 up to fitted wardrobes x 10'9 (3.89m x 3.28m)

### SECOND FLOOR

Bedroom 1: 18'9 at widest point x 12'1 up to fitted wardrobes (5.72m x 3.69m)

En Suite Shower Room: 9'0 at widest point x 3'10 at widest point (2.75m x 1.17m)

### OUTSIDE

Front & Rear Gardens

Off Road Parking



## Main features

- Characterful period property, including feature fireplaces
- Beautifully extended at the rear and loft to make a stunning main bedroom with en suite shower room
- Lovely open plan kitchen and dining area
- Walking distance to shops and bus route
- Countryside walks and parks nearby

## Nearest Schools

Primary Schools: Shelley Primary 0.1 miles, Arunside School, Horsham 1.4 miles, St John's Catholic Primary 1.4 miles  
Secondary Schools: Tanbridge House School 0.9 miles, Farlington School 2.1 miles, Hillcrest Slinfold 2.4 miles

## Transport Information

Train Stations: Horsham 2.1 miles, Warnham 2.8 miles, Littlehaven 3.3 miles

## Address

Old Guildford Road, 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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   4 bars	<b>CURRENT:</b> C(69)	<b>POTENTIAL:</b> B(83)
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