



**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Goldfinch Close,  
Horsham, West Sussex,  
RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Modern family home
- No onward chain
- Converted garage could make the perfect playroom or home office
- Large conservatory extends the living space
- Popular location

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'10 at widest point x 10'9 at widest point (5.13m x 3.28m)

Kitchen: 13'7 x 8'3 (4.14m x 2.52m)

Dining Area: 7'11 x 6'11 (2.41m x 2.11m)

Family Room: 14'8 x 7'11 (4.47m x 2.41m)

Conservatory: 11'9 x 9'9 (3.58m x 2.97m) narrowing to 10'11 x 6'3 (3.33m x 1.91m)

### FIRST FLOOR

Landing

Bedroom 2: 18'8 x 8'0 (5.69m x 2.44m)

Bathroom: 6'4 x 5'7 (1.93m x 1.70m)

Bedroom 3: 11'3 x 6'11 (3.43m x 2.11m)

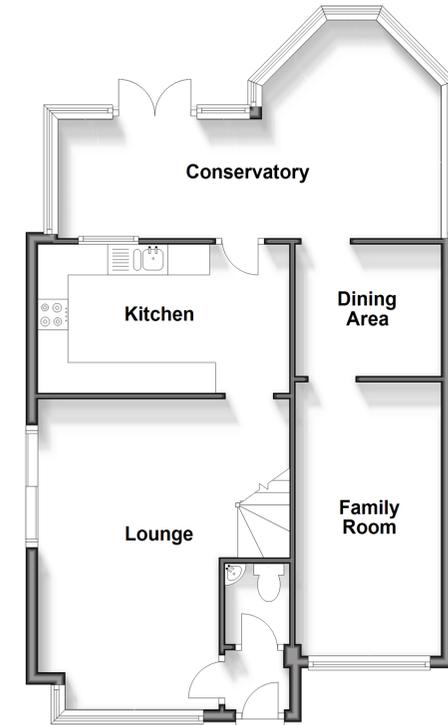
Bedroom 1: 13'7 into fitted wardrobes x 11'9 (4.14m x 3.58m) narrowing to 4'11 x 7'0 at narrowest point (1.50m x 2.14m)

### OUTSIDE

Off Road Parking

Front & Rear Garden

**Ground Floor**  
Approx. 65.1 sq. metres (700.5 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (468.8 sq. feet)



**Call Horsham - 01403 269268 ■ 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.



20917575/20240227/CB/CB