



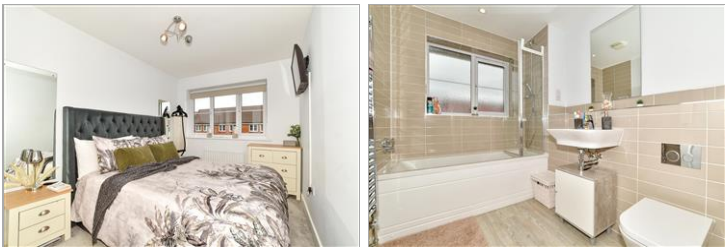
**Offers In  
Excess Of  
£430,000  
Freehold**

3x  2x  1x 

**Somerset Road,  
Faygate, Horsham, West  
Sussex, RH12**

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculately presented home
- Lovely kitchen/dining area with plenty of room for table and chairs
- Conservatory added, creating more living space downstairs
- Garage at rear with power and lighting installed
- Convenience of allocated parking

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'3 at widest point x 14'1 at widest point (4.65m x 4.30m)

Kitchen/Dining Room: 16'3 at widest point x 7'10 (4.96m x 2.39m)

Conservatory: 11'10 x 7'9 (3.61m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'2 up to fitted wardrobes x 8'3 (4.02m x 2.52m)

En Suite Shower Room: 8'3 x 5'3 at widest point (2.52m x 1.60m)

Bedroom 2: 11'6 x 8'3 (3.51m x 2.52m)

Bedroom 3: 10'9 at widest point x 6'7 at widest point (3.28m x 2.01m)

Bathroom: 8'7 x 6'8 (2.62m x 2.03m)

### OUTSIDE

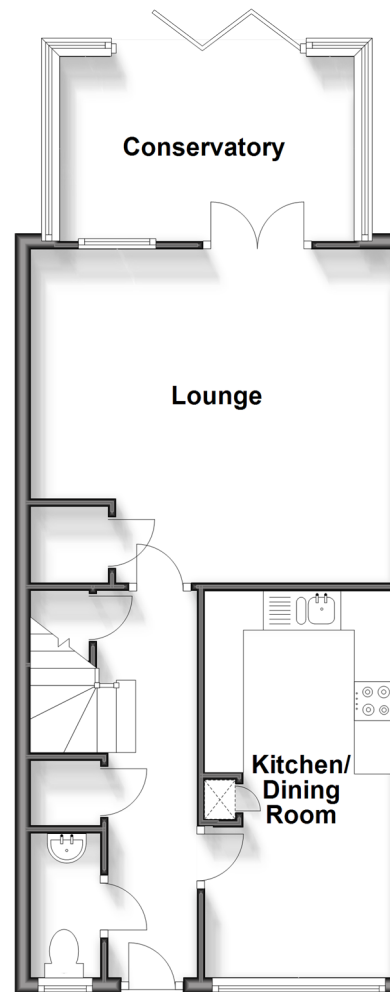
Front & Rear Gardens

Garage En Bloc

Allocated Parking Space

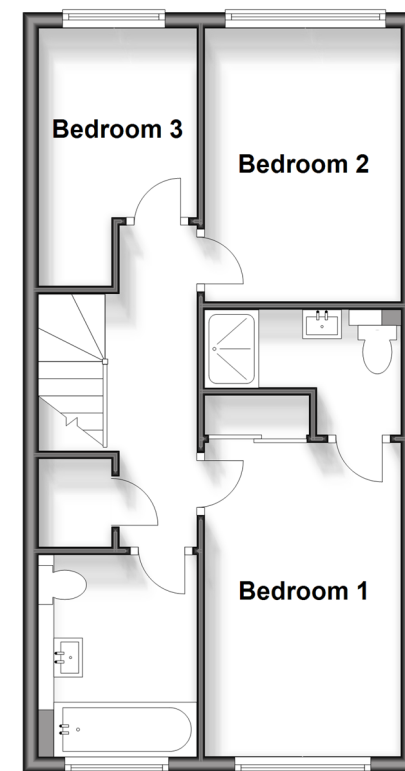
### Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



**Call Horsham - 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



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