



OVER 60?

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

Price

£450,000

Freehold

4x  2x  1x 

**Pelling Way, Horsham,
West Sussex, RH12**

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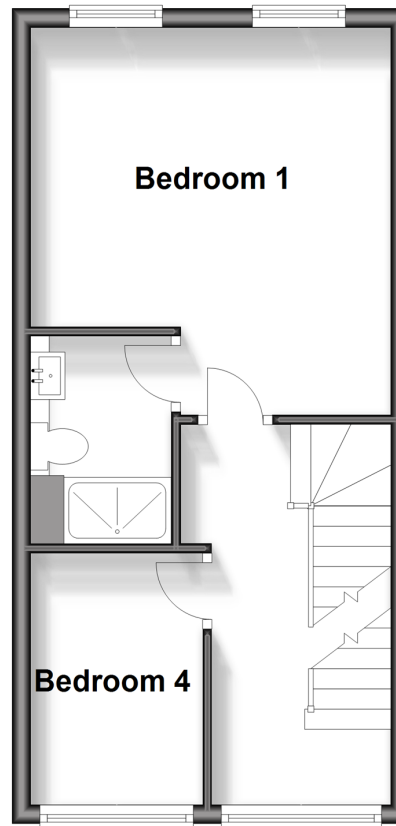
Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



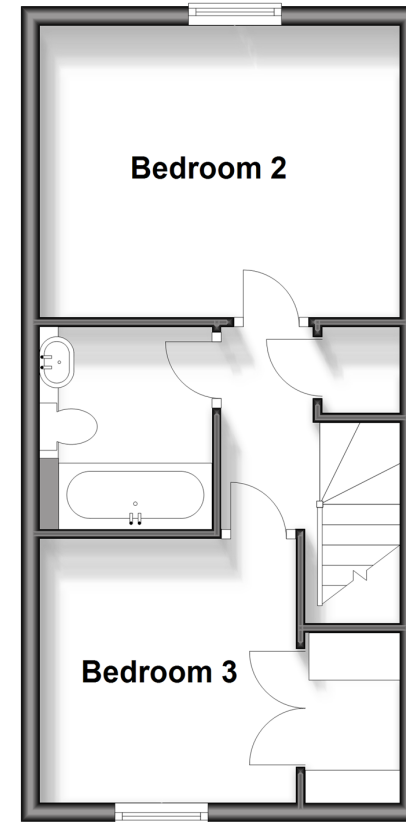
First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



Second Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge Area: 14'3 x 12'9 (4.35m x 3.89m)

Kitchen Area: 12'2 x 11'2 (3.71m x 3.41m)

FIRST FLOOR

Landing

Bedroom 1: 13'7 at widest point x 12'8 (4.14m x 3.86m)

En Suite Shower Room

Bedroom 4: 8'11 x 6'2 (2.72m x 1.88m)

SECOND FLOOR

Landing

Bedroom 2: 12'8 x 10'4 (3.86m x 3.15m)

Bathroom

Bedroom 3 : 12'8 into alcove x 9'3 (3.86m x 2.82m)

OUTSIDE

Front & Rear Garden

Car Port & Off Road Parking



Main features

- Great location near to the main road network and countryside walks
- Located on the Wickhurst Green development
- Catchment area for Shelley Primary and Tanbridge House schools
- Lovely open plan lounge/dining area
- Convenience of a car port off road parking



Nearest Schools

Primary Schools: Warnham CofE Primary 0.7 miles, Shelley Primary 1.4 miles, Itchingfield Primary 1.4 miles
Secondary Schools: Farlington School 2.0 miles, Tanbridge House School 1.3 miles, Muntham House School 3.9 miles, Millais Secondary School 4.2 miles,



Transport Information

Train Stations: Warnham 3.7 miles, Horsham 3.3 miles, Littlehaven 3.6 miles



Address

Pelling Way, Horsham, West Sussex, RH12



Directions

For directions to this property please contact us.



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- 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.



20917594/20240308/SEH/RSB