



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Thelton Avenue,  
Broadbridge Heath,  
West Sussex, RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Family home with driveway parking
- Convenience of a garage en-bloc
- Near to local countryside
- Easy access to the main road network
- Shelley Primary and Tanbridge House Secondary school catchment area

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 23'3 x 10'2 (7.09m x 3.10m)

Kitchen: 9'3 x 7'6 (2.82m x 2.29m)

Conservatory: 10'2 x 6'5 (3.10m x 1.96m)

### FIRST FLOOR

Landing

Bathroom: 8'2 x 4'10 (2.49m x 1.47m)

Bedroom 2: 10'2 into door well x 9'7 (3.10m x 2.92m)

Bedroom 3: 8'6 at widest point x 7'8 at widest point (2.59m x 2.34m)

Bedroom 1: 12'10 x 10'2 into fitted wardrobes (3.91m x 3.10m)

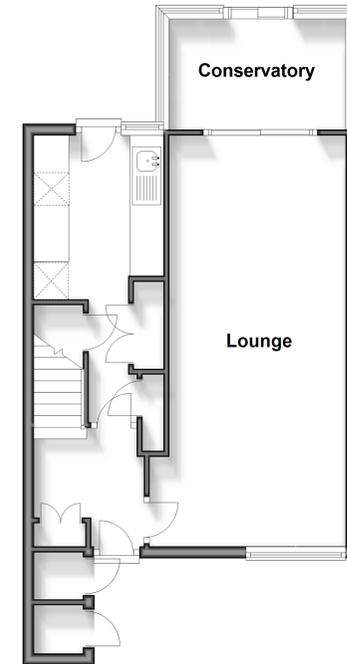
### OUTSIDE

- Garage En Bloc
- Off Road Parking
- Front & Rear Garden
- Stores

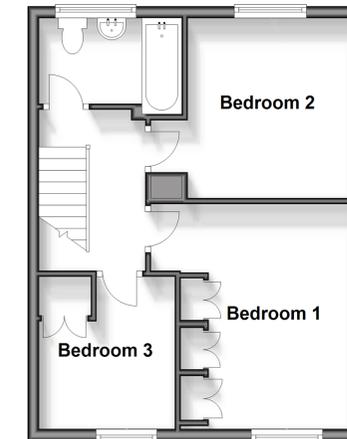
Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

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

Ground Floor  
Approx. 46.5 sq. metres (500.4 sq. feet)



First Floor  
Approx. 38.7 sq. metres (416.6 sq. feet)



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