

**OVER 60?**

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



**Price**

**£1,195,000**

**Freehold**

5x  3x  4x 

Crawley Road, Horsham, West Sussex,  
RH12

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## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 28'9 x 11'1 (8.77m x 3.38m)

Games Room: 22'0 (6.71m) x 16'5 (5.01m)  
narrowing to 10'4 (3.15m)

Dining Area: 17'8 x 9'5 (5.39m x 2.87m)

Kitchen/Breakfast Room: 18'1 at widest point x  
11'11 at widest point (5.52m x 3.63m)

Utility Room: 11'1 x 7'10 (3.38m x 2.39m)

Day Room: 16'6 x 14'8 (5.03m x 4.47m)

### FIRST FLOOR

Landing

Bathroom: 7'9 at widest point x 7'1 at widest  
point (2.36m x 2.16m)

Study: 11'10 x 8'10 (3.61m x 2.69m)

Bedroom 1 : 22'0 x 12'4 into fitted wardrobes  
(6.71m x 3.76m)

En Suite Shower Room: 9'11 at widest point x  
5'0 at widest point (3.02m x 1.53m)

Bedroom 2: 12'7 up to fitted wardrobes x 11'1  
at widest point (3.84m x 3.38m)

Bedroom 3: 18'3 at widest point x 9'5 at  
widest point (5.57m x 2.87m)

Bedroom 4: 14'9 at widest point x 12'7 at  
widest point (4.50m x 3.84m)

Bedroom 5: 14'10 x 8'11 (4.52m x 2.72m)

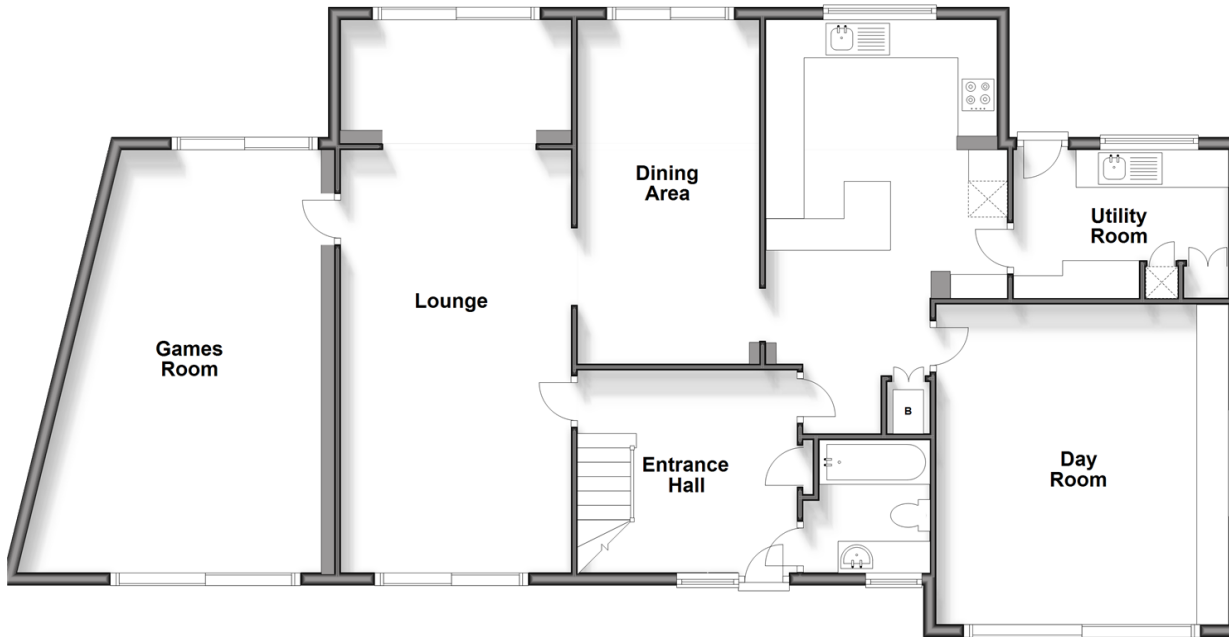
### OUTSIDE

Garage: 56'3 (17.16m) x 10'5 (3.18m) narrowing  
to 9'11 (3.02m)

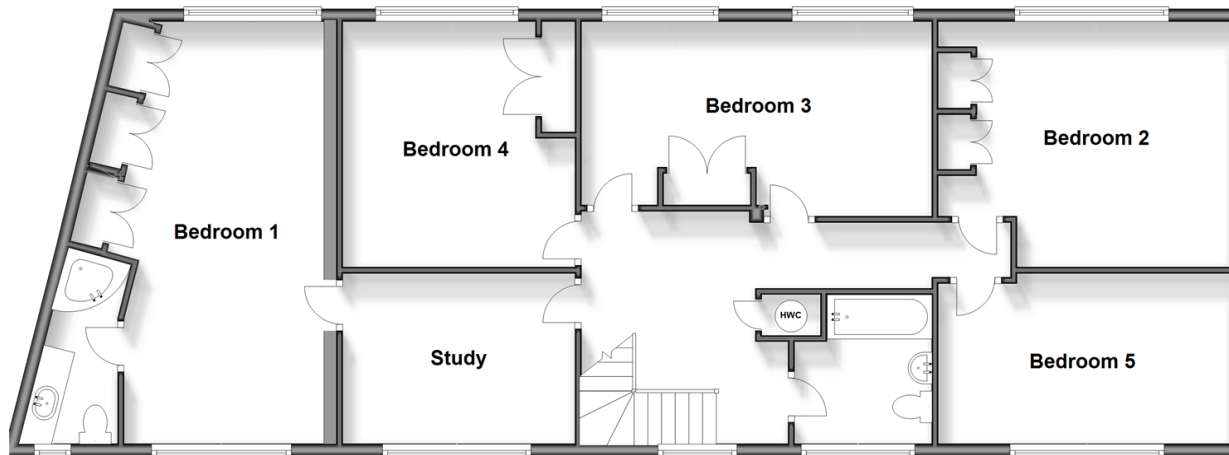
Store : 14'1 x 10'1 (4.30m x 3.08m)

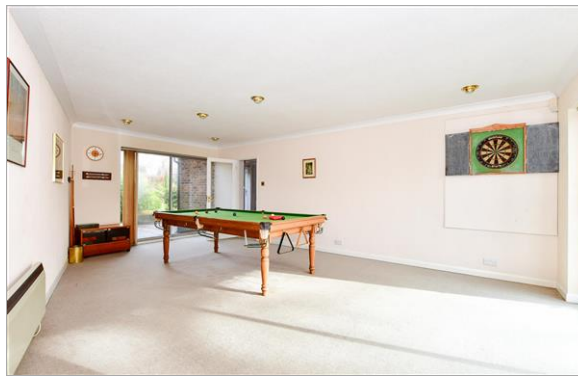
Front & Rear Garden

**Ground Floor**  
Approx. 146.8 sq. metres (1579.8 sq. feet)



**First Floor**  
Approx. 121.8 sq. metres (1310.5 sq. feet)





## Main features

- A substantial family home in a quiet tucked away position with easy access to Horsham Bypass
- Large well cared for gardens to front and rear
- 56ft long tandem garage with store room above and ample driveway parking
- Extensive accommodation with huge potential for multi generational living
- Just a short walk to local shops, Leechpool Woods, Littlehaven station and the 98 bus route



### Nearest Schools

Primary: St Robert Southwell Catholic Primary, Horsham 0.4 miles, Northolmes Junior School, Horsham 0.4 miles, Leechpool Primary 0.4 miles. Secondary: Millais School 1.4 miles, Forest School, The 1.7 miles, Queen Elizabeth II Silver Jubilee School, Horsham 1.5 miles.



### Transport Information

Train Stations: Horsham 1.6 miles, Littlehaven 0.75 miles, Faygate 2.4 miles



### Address

Crawley 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](https://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.



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