



**OVER 60?**

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

**Price**

**£450,000**

**Freehold**

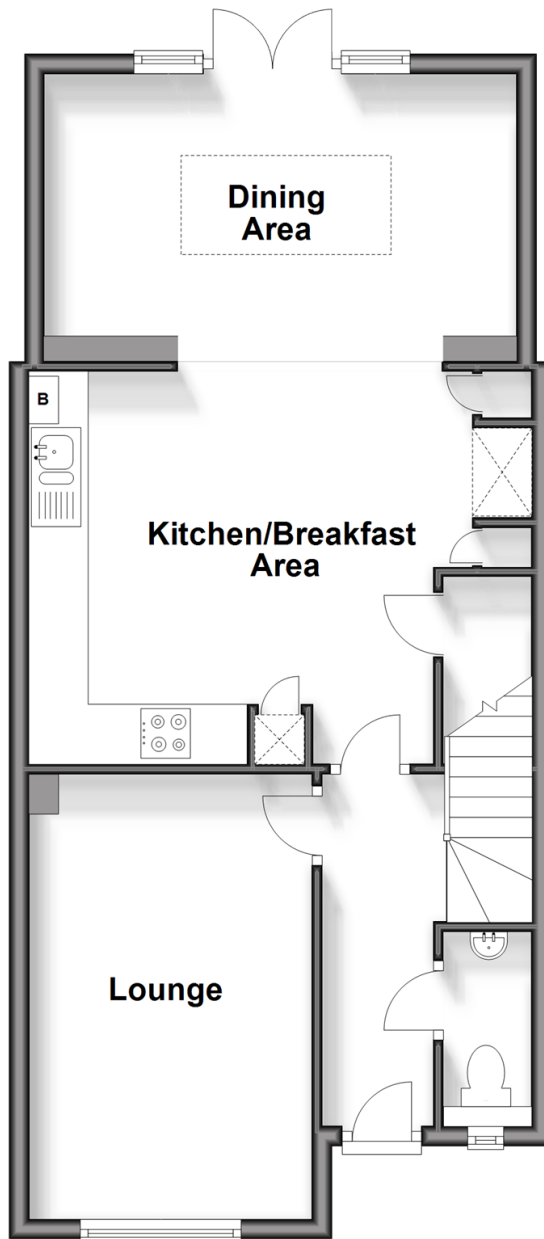
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**Catsfield, Billingshurst,  
West Sussex, RH14**

**cubitt&west**  
Helping you move forwards

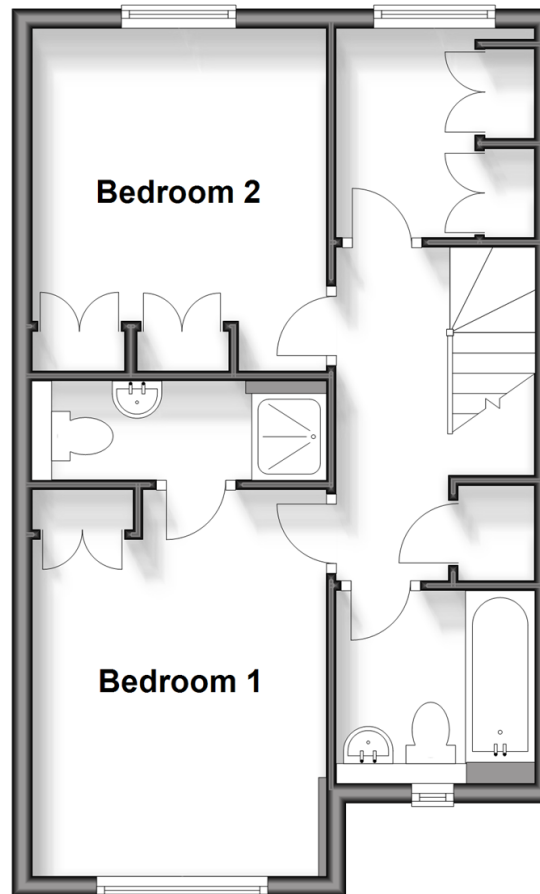
## Ground Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



## First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 14'7 x 9'4 (4.45m x 2.85m)

Kitchen/Breakfast Area: 16'7 x 13'0 (5.06m x 3.97m)

Dining Area: 15'8 x 8'7 (4.78m x 2.62m)

### FIRST FLOOR

Landing

Bedroom 1: 12'7 into fitted wardrobes x 9'6 (3.84m x 2.90m)

En-Suite Shower Room: 8'8 x 3'3 (2.64m x 0.99m)

Bedroom 2: 11'5 into fitted wardrobes x 9'6 (3.48m x 2.90m)

Bedroom 3/Dressing Room: 6'10 x 6'7 into fitted wardrobes (2.08m x 2.01m)

Bathroom

### OUTSIDE

Driveway

Garage: 20'5 x 9'8 (6.23m x 2.95m)

Front Garden

Rear Garden





## Main features

- A wonderful extended semi-detached house
- Very well presented throughout
- Modern kitchen with integrated appliances
- Lovely views over the communal garden
- Situated in this very popular development, ideal for families



### Nearest Schools

Primary School: Billingshurst Junior School 0.3 miles

Secondary School: The Weald School 0.5 miles



### Transport Information

Train Stations: Billingshurst 0.4 miles, Pulborough 5.3 miles



### Address

Catsfield, Billingshurst, West Sussex, RH14



### Directions

For directions to this property please contact us.





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Call Pulborough Branch 01798 875151 ■ [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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