



**OVER 60?**

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

**Price**

**£350,000**

**Freehold**

3x  1x  1x 

**Quarry Way,  
Southwater, Horsham,  
West Sussex, RH13**

**cubitt&west**  
Helping you move forwards





## Main features

- **Fantastic sized home on a corner plot**
- **Deceptively spacious garden**
- **Offered to the market with no onward chain**
- **Potential to improve and extend to add value**
- **Walking distance to local shops and bus routes**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge / Dining Room : 24'0 x 10'7 (7.32m x 3.23m)  
 Kitchen : 8'8 up to alcove x 6'10 (2.64m x 2.08m)  
 Conservatory : 15'6 x 5'7 (4.73m x 1.70m)  
 Cloakroom

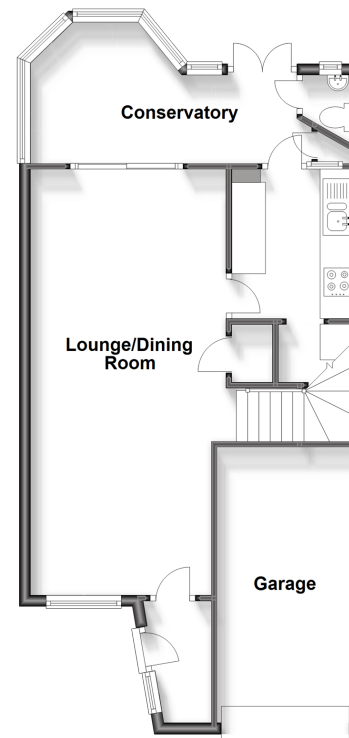
### FIRST FLOOR

Landing  
 Bedroom 2: 10'0 x 9'11 (3.05m x 3.02m)  
 Bedroom 1: 12'2 x 10'0 (3.71m x 3.05m)  
 Bedroom 3: 8'9 x 8'6 (2.67m x 2.59m)  
 Bathroom : 8'10 x 8'5 (2.69m x 2.57m)

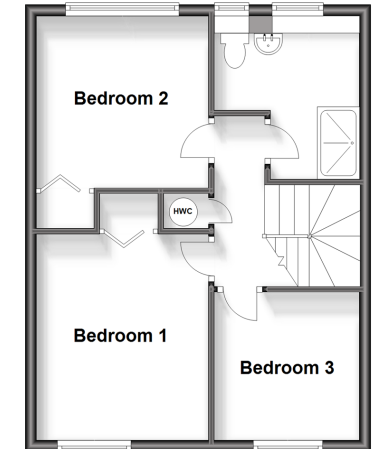
### OUTSIDE

Garage  
 Front Garden  
 Off Road Parking

**Ground Floor**  
 Approx. 62.9 sq. metres (677.0 sq. feet)



**First Floor**  
 Approx. 43.2 sq. metres (464.7 sq. feet)



**Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale