



OVER 60?

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

Price

£640,000

Freehold

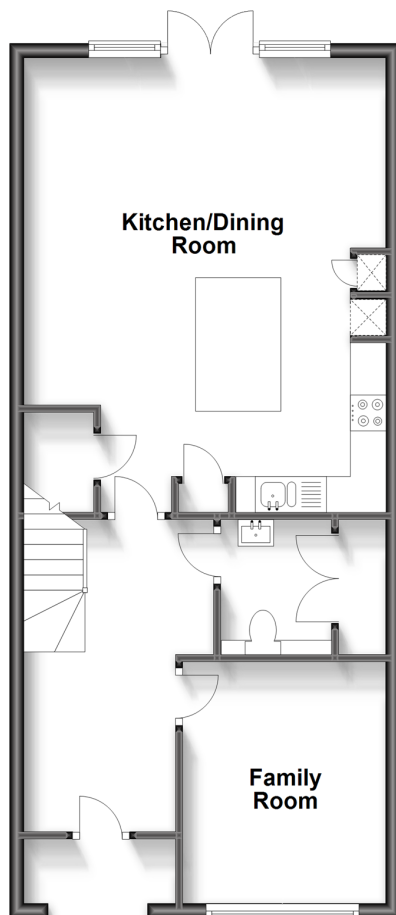
4x  3x  2x 

**Kensett Avenue,
Southwater, Horsham,
West Sussex, RH13**

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Helping you move forwards

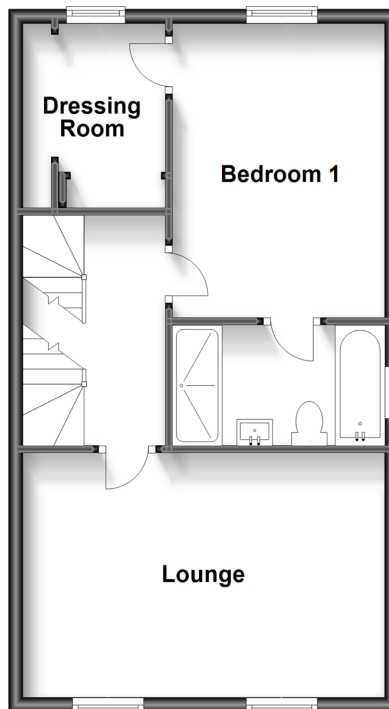
Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



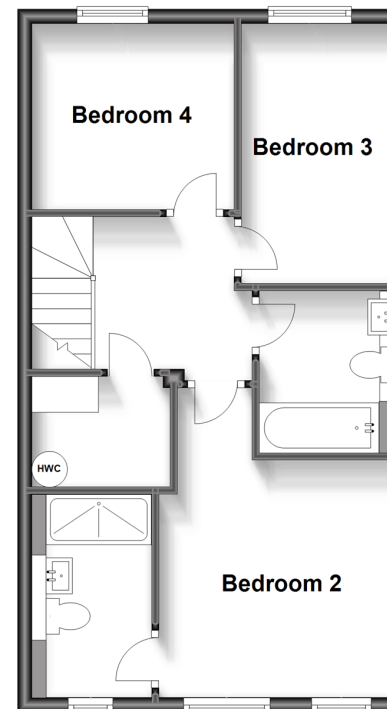
First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



Second Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen / Dining Room: 20'11 x 16'10 (6.38m x 5.13m)

Family Room : 11'2 x 9'7 (3.41m x 2.92m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 9'11 (3.84m x 3.02m)

Dressing Area: 8'7 x 6'7 (2.62m x 2.01m)

En- suite

Lounge : 16'10 x 11'1 (5.13m x 3.38m)

SECOND FLOOR

Landing

Bedroom 2: 10'11 x 10'10 (3.33m x 3.30m)

En-suite Shower Room

Bedroom 3: 10'3 x 8'7 (3.13m x 2.62m)

Bedroom 4: 11'10 x 7'1 (3.61m x 2.16m)

Bathroom

OUTSIDE

Garage

Off Road Parking

Rear Garden



Main features

- **'The Guillemot'** A beautifully built property by Berkeley Homes
- Built just a couple of years ago so retains an 8 year NHBC certificate
- Large main en-suite and main dressing area, en-suite also to Bedroom 2



Nearest Schools

Primary Schools: Southwater Junior Academy 0.1 miles, Castlewood Primary 0.4 miles, Itchingfield Primary 1.8 miles

Secondary Schools: Christ's Hospital 1.1 miles, Muntham



Transport Information

Train Stations: Christs Hospital 1.6 miles, Horsham 3.0 miles, Littlehaven 4.1 miles



Address

Kensett Avenue, Southwater, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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Call Southwater Branch 01403 731901 ■ 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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