



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

3x  1x  1x 

**Camelot Close,  
Southwater, Horsham,  
West Sussex, RH13**

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented link detached family home
- Through kitchen/dining area leading to the rear garden
- Ground floor cloakroom and no ongoing chain
- Single garage which can be used for parking or storage which can be accessed via the rear garden
- Located in a quiet residential friendly close with unrestricted street parking

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom : 5'8 x 2'6 (1.73m x 0.76m)

Lounge : 14'9 x 13'2 (4.50m x 4.02m)

Kitchen / Dining Area: 14'9 x 10'4 (4.50m x 3.15m)

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 8'7 (3.56m x 2.62m)

Bedroom 2: 9'7 x 8'7 (2.92m x 2.62m)

Bedroom 3: 8'8 x 6'10 (2.64m x 2.08m)

Bathroom : 6'6 x 5'5 (1.98m x 1.65m)

### OUTSIDE

Garage

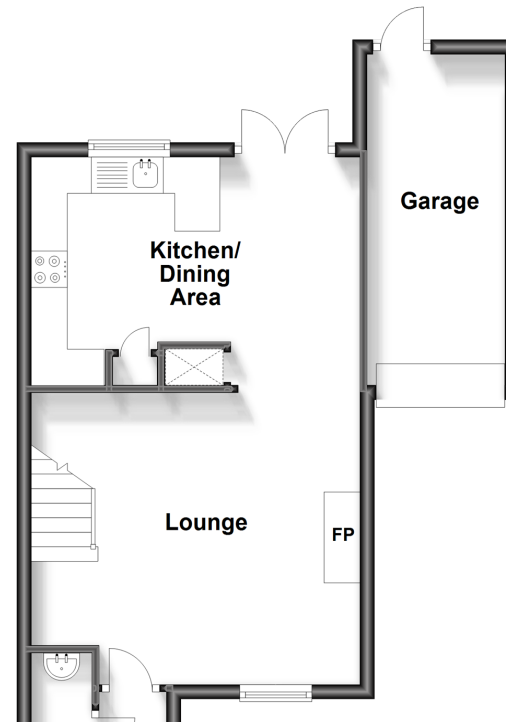
Off Road Parking

Front Garden

Rear Garden

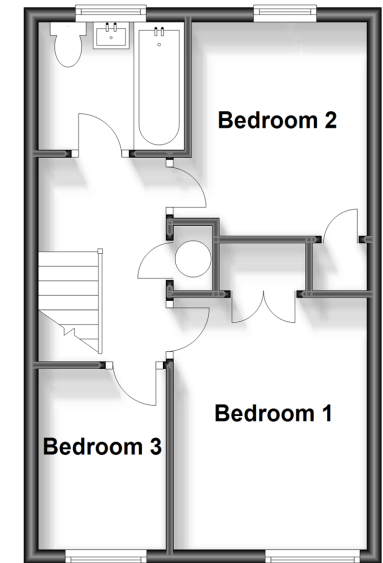
### Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.8 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



21909314/20231115/LFOG/LFOG