



Guide Price
£450,000

Freehold

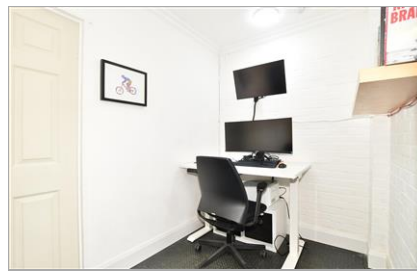
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**Roman Lane,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

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

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Helping you move forwards



Main features

- Beautifully presented family home located in a cul-de-sac
- Master en-suite, family bathroom and ground floor cloakroom
- The garage has been semi converted to create a fantastic home office
- Pretty rear garden with high walled boundaries and laid lawn
- Access from the garden to the home office

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom : 3'2 x 3'2 (0.97m x 0.97m)
Lounge / Dining Area: 16'5 x 15'5 (5.01m x 4.70m)
Kitchen : 9'3 x 8'0 (2.82m x 2.44m)
Office

FIRST FLOOR

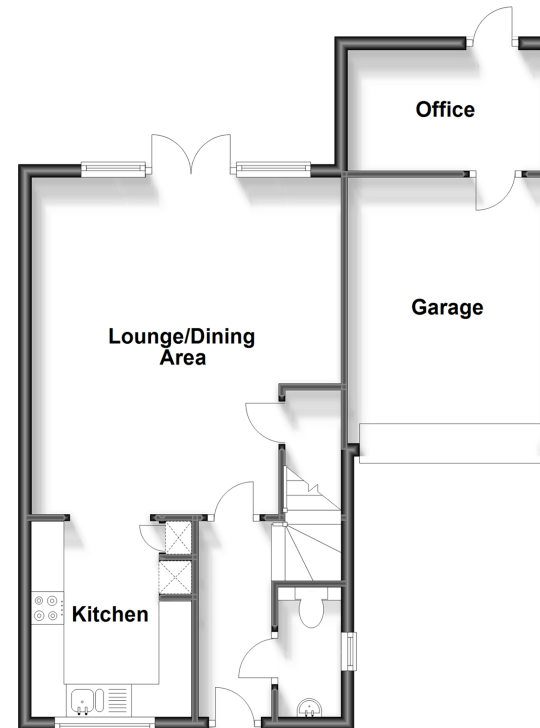
Landing
Bedroom 1: 12'6 x 10'2 (3.81m x 3.10m)
En-suite Shower Room : 5'2 x 4'3 (1.58m x 1.30m)
Bedroom 2: 10'6 x 8'8 (3.20m x 2.64m)
Bedroom 3: 10'4 x 6'5 (3.15m x 1.96m)
Bathroom : 6'9 x 5'5 (2.06m x 1.65m)

OUTSIDE

Garage
Off Road Parking
Rear Garden

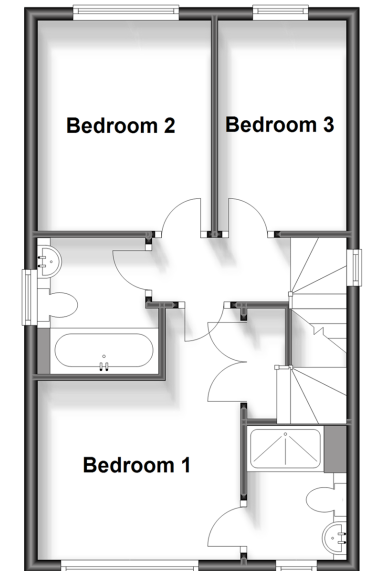
Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



First Floor

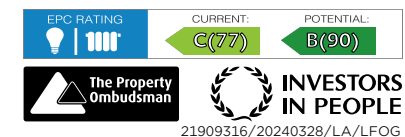
Approx. 39.0 sq. metres (419.4 sq. feet)



Call Southwater - 01403 731901 ■ 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



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