



**OVER 60?**

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

**Price**

**£415,000**

**Freehold**

3x  1x  1x 

**Crockhurst, Southwater,  
Horsham, West Sussex,  
RH13**

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely family home located in a quiet cul de sac
- Off road parking for 3 cars
- Secluded rear garden with mature borders
- Potential to build garage, subject to planning permission
- Fantastic scope to extend, subject to planning permission

## Accommodation

### GROUND FLOOR

Entrance Porch

Cloakroom: 5'7 x 2'8 (1.70m x 0.81m)

Lounge: 15'5 at widest point x 13'4 at widest point (4.70m x 4.07m)

Dining Area: 9'6 x 7'6 (2.90m x 2.29m)

Kitchen: 7'4 at widest point x 7'3 at widest point (2.24m x 2.21m)

Conservatory: 15'3 x 12'8 (4.65m x 3.86m)

### FIRST FLOOR

Landing

Bathroom: 6'3 x 5'5 (1.91m x 1.65m)

Bedroom 1: 12'0 into fitted wardrobes x 8'8 (3.66m x 2.64m)

Bedroom 2: 10'5 x 8'8 (3.18m x 2.64m)

Bedroom 3: 8'7 x 6'8 (2.62m x 2.03m)

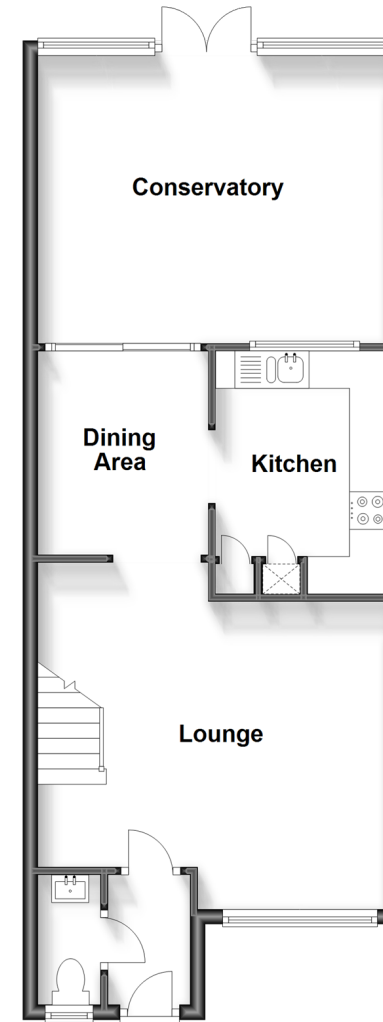
### OUTSIDE

Off Road Parking

Front & Rear Garden

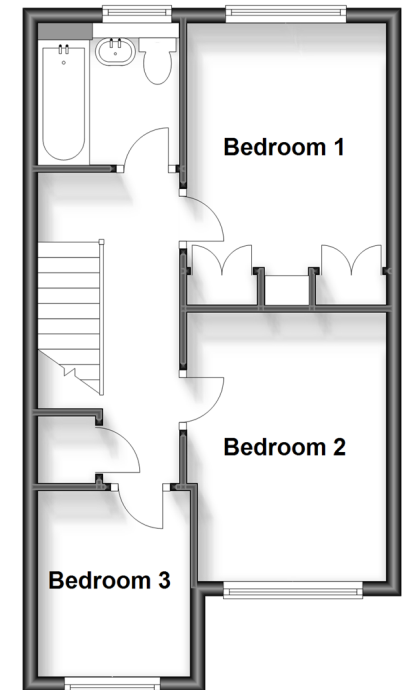
### Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.0 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
- 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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