



Price

£1,400,000

Freehold

5x  4x  5x 

Emms Lane, Brooks  
Green, Horsham, West  
Sussex, RH13

**OVER 60?**

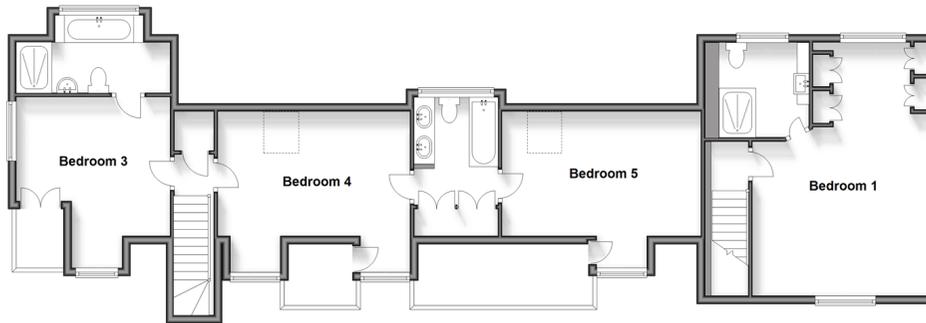
Secure this property  
for up to **59% less!**

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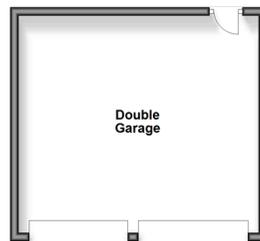
**Split Level Ground Floor**  
Approx. 238.0 sq. metres (2562.0 sq. feet)



**First Floor**  
Approx. 104.6 sq. metres (1126.4 sq. feet)



**Outbuilding**  
Approx. 30.6 sq. metres (329.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 35'3 x 13'0 (10.75m x 3.97m)

Dining Room : 17'2 x 12'0 (5.24m x 3.66m)

Entertainment Room Upper : 11'6 x 10'8 (3.51m x 3.25m)

Entertainment Room : 18'4 x 9'7 (5.59m x 2.92m)

Utility Area : 8'2 x 6'9 (2.49m x 2.06m)

Cloakroom : 5'4 x 3'4 (1.63m x 1.02m)

Kitchen / Breakfast Room : 27'11 maximum x 16'6 (8.51m x 5.03m)

Study: 15'7 x 10'5 (4.75m x 3.18m)

Bedroom 2: 11'6 x 9'9 (3.51m x 2.97m)

En-suite Shower Room: 8'1 x 2'9 (2.47m x 0.84m)

Conservatory : 10'9 x 6'7 (3.28m x 2.01m)

Family Room: 24'4 x 17'5 (7.42m x 5.31m)

### FIRST FLOOR

Bedroom 1: 22'0 x 14'2 (6.71m x 4.32m)

En-suite Shower Room : 8'5 x 7'2 (2.57m x 2.19m)

Bedroom 5: 15'8 x 12'3 (4.78m x 3.74m)

Bathroom : 8'7 x 6'7 (2.62m x 2.01m)

Bedroom 4: 14'2 x 12'4 (4.32m x 3.76m)

Bedroom 3: 13'3 x 12'2 (4.04m x 3.71m)

En-suite Bathroom : 12'3 x 6'5 (3.74m x 1.96m)

### OUTSIDE

Front Garden

Off Road Parking

Double Garage

Rear Garden

Stables

Out buildings

Paddock



## Main features

- Sold with no forward chain
- Generous plot with paddocks, extensive driveway and private electric gates
- Not been seen on the market for nearly 40 years
- Character features with modern aspects of efficiency
- Two log burners, exposed brick feature walls and modern extension



## Nearest Schools

Primary Schools: William Penn School 1.8 miles, Itchingfield Primary 2.5 miles, Southwater Junior Academy 3.7 miles

Secondary Schools: Christ's Hospital 3.5 miles, Farlington

## Transport Information

Train Stations: Christs Hospital 3.5 miles, Billingshurst 5.6 miles, Horsham 5.8 miles

## Address

Emms Lane, Brooks Green, 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](http://cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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