



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**Campbell Grove, Horley,  
Surrey, RH6**

**cubitt & west**  
Helping you move forwards



## Main features

- Bedroom 1 with en suite shower
- Solar panels
- Off road parking for 2 cars
- Immaculately presented throughout
- Home office with power in the garden
- NHBC warranty in place - approximately 8 years remaining

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 14'0 x 11'1 (4.27m x 3.38m)  
 Kitchen/Diner: 15'0 x 8'1 (4.58m x 2.47m)  
 Cloakroom

### FIRST FLOOR

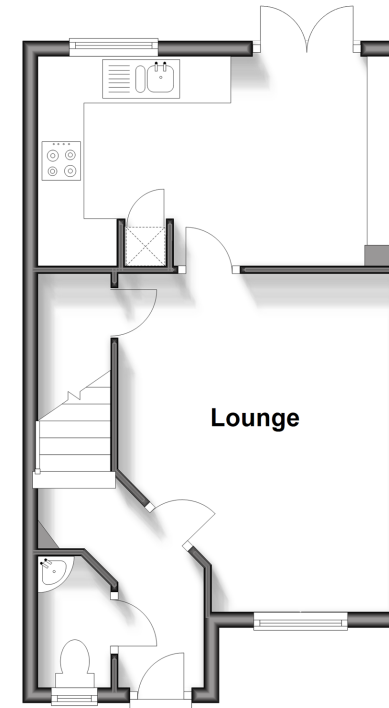
Landing  
 Bedroom 1: 17'1 x 9'0 (5.21m x 2.75m)  
 En Suite Shower Room  
 Bedroom 2: 9'0 x 7'1 (2.75m x 2.16m)  
 Bedroom 3: 7'1 x 6'0 (2.16m x 1.83m)  
 Family Bathroom

### OUTSIDE

Driveway For 2 Cars  
 Outside Office With Power

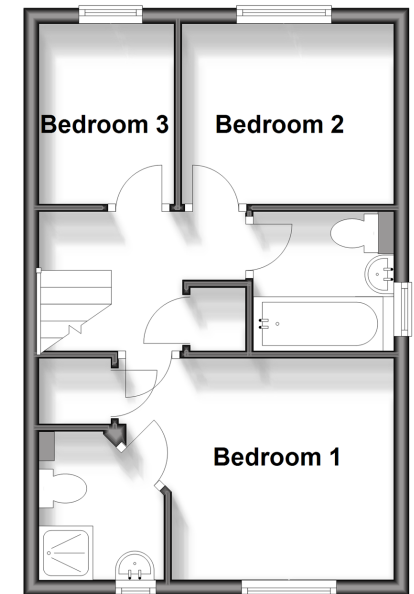
### Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



**Call Horley - 01293 785338 ■ 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.



20810905/20240212/BS1/AG