



**Price**  
**£750,000**  
**Freehold**

4x  1x  2x 

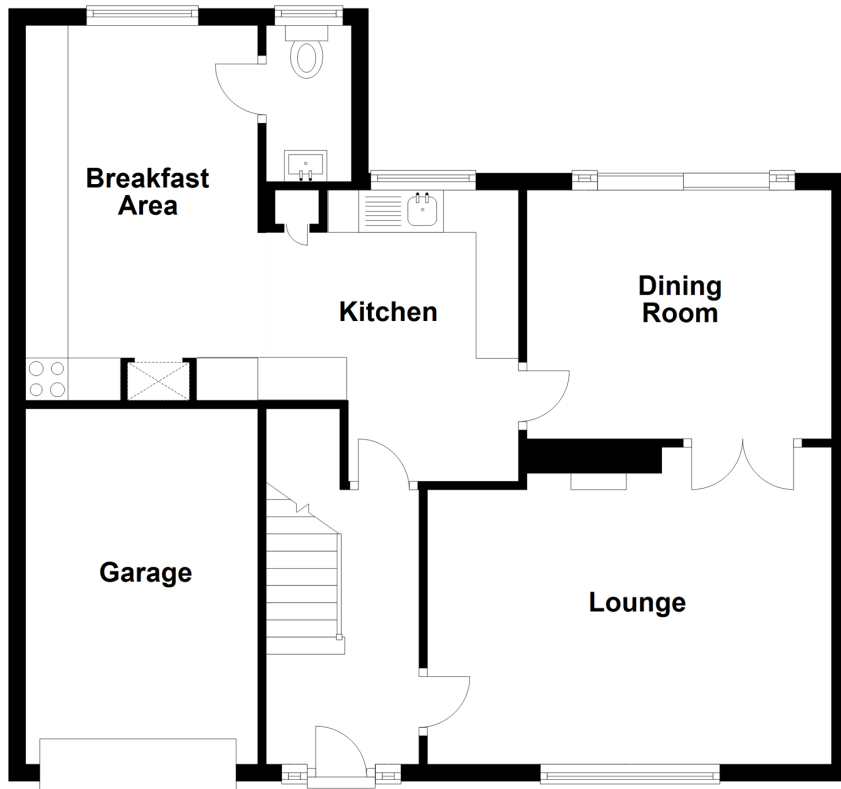
Pollards Drive, Horsham, West Sussex,  
RH13

**cubitt & west**  
Helping you move forwards



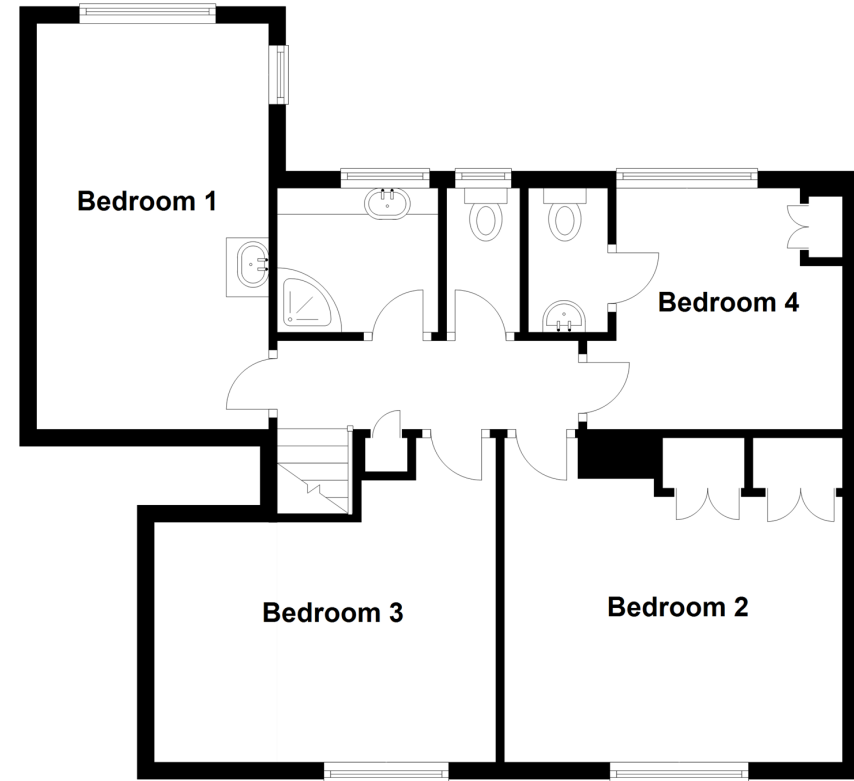
## Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



## First Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 15'7 x 12'3 at widest point (4.75m x 3.74m)

**Kitchen:** 11'2 x 9'7 up to door well (3.41m x 2.92m)

**Breakfast Area:** 14'6 x 9'0 (4.42m x 2.75m)

#### Cloakroom

**Dining Room:** 11'8 x 9'8 (3.56m x 2.95m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 13'1 x 11'5 (3.99m x 3.48m)

**Bedroom 3:** 14'5 x 9'0 up to door well (4.40m x 2.75m)

**Bedroom 2:** 13'5 x 9'3 up to fitted wardrobes (4.09m x 2.82m)

**Shower Room:** 6'0 x 5'6 (1.83m x 1.68m)

#### Separate Toilet

**Bedroom 4:** 9'8 x 9'0 (2.95m x 2.75m)

#### En Suite Toilet

### OUTSIDE

#### Front & Rear Gardens

#### Garage & Driveway



## Main features

- For sale via sealed bids process, closing date 16th July, 12.00.
- A fantastic family home in sought after location
- In the catchment area for some of Horsham's best schools
- Great layout for busy household
- Scope to update and add value, subject to any planning consents
- No onward chain



### Nearest Schools

Primary Schools: Kingslea Primary 0.2 miles, Heron Way Primary 0.5 miles, Leechpool Primary 0.6 miles

Secondary Schools: Millais School 0.1 miles, The Forest School, 0.4 miles.



### Transport Information

Train Stations: Horsham 0.7 miles, Littlehaven 1.7 miles, Faygate 2.9 miles



### Address

Pollards Drive, Horsham, West Sussex, RH13



### Directions

For directions to this property please contact us.





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■ 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



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