



**Price**  
**£575,000**

**Freehold**

4x  2x  2x 

**Broome Close, Horsham,  
West Sussex, RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Fantastic family home extended to the side and rear back in the 1990's
- Extensive accommodation including large lounge, kitchen diner and study
- Landscaped garden to rear and side
- Driveway parking for multiple cars and detached garage
- Cul de sac location near popular primary school and local shops

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 24'9 at widest point x 14'10 at widest point (7.55m x 4.52m)

Kitchen/Diner: 22'2 x 10'8 (6.76m x 3.25m)

Utility Room: 8'2 at widest point x 7'9 at widest point (2.49m x 2.36m)

Cloakroom

Study: 10'10 x 8'1 (3.30m x 2.47m)

### FIRST FLOOR

Landing

Bedroom 1: 17'0 at widest point x 8'1 at widest point (5.19m x 2.47m)

En suite Shower Room: 8'1 x 4'11 (2.47m x 1.50m)

Bathroom: 6'2 x 6'2 (1.88m x 1.88m)

Bedroom 3: 9'1 x 8'3 (2.77m x 2.52m)

Bedroom 2: 14'0 up to fitted wardrobes x 8'6 (4.27m x 2.59m)

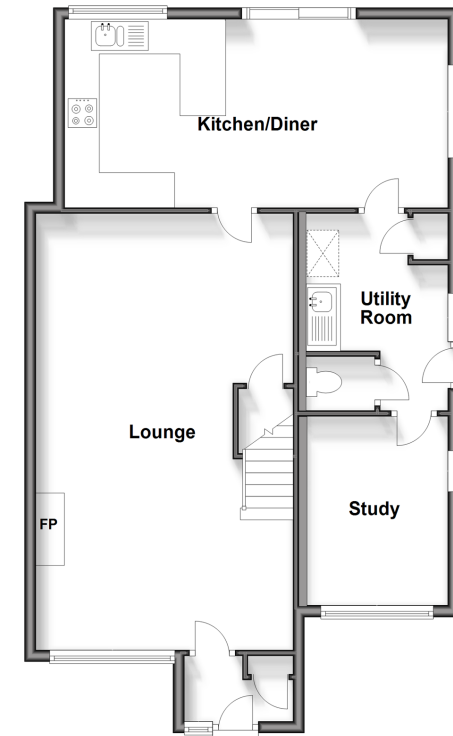
Bedroom 4: 7'9 x 6'0 (2.36m x 1.83m)

### OUTSIDE

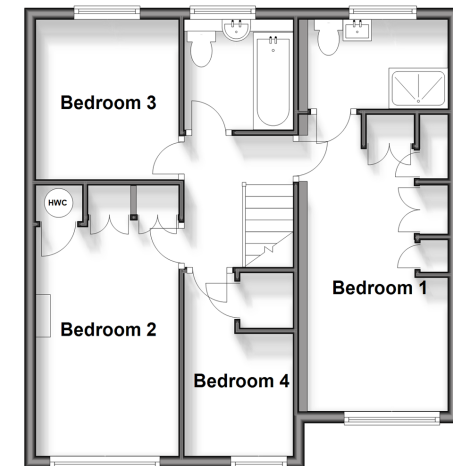
Front & Rear Garden

Garage & Driveway

Ground Floor  
Approx. 77.2 sq. metres (831.1 sq. feet)



First Floor  
Approx. 52.4 sq. metres (563.5 sq. feet)



Call Horsham - 01403 269268 ■ [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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