



**Price**  
**£490,000**

**Freehold**

3x  1x  3x 

**Hill Mead, Horsham,  
West Sussex, RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- An extended family home located on the popular West Side of Horsham
- Convenience of garage and driveway parking
- Trafalgar Road infant, Greenway Junior and Tanbridge House school catchment area
- Fantastic large rear garden
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'11 at widest point x 10'3 at widest point (3.63m x 3.13m)

Dining Area: 11'0 x 9'10 (3.36m x 3.00m)

Sitting Area: 9'8 x 9'7 (2.95m x 2.92m)

Kitchen: 9'8 x 7'5 (2.95m x 2.26m)

Rear Lobby

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'5 at widest point x 9'8 at widest point (3.48m x 2.95m)

Bedroom 2: 11'11 at widest point x 9'4 at widest point (3.63m x 2.85m)

Bedroom 3: 8'5 at widest point x 7'8 at widest point (2.57m x 2.34m)

Bathroom: 5'10 x 5'6 (1.78m x 1.68m)

### OUTBUILDING

Garage: 24'1 x 10'0 (7.35m x 3.05m)

### OUTSIDE

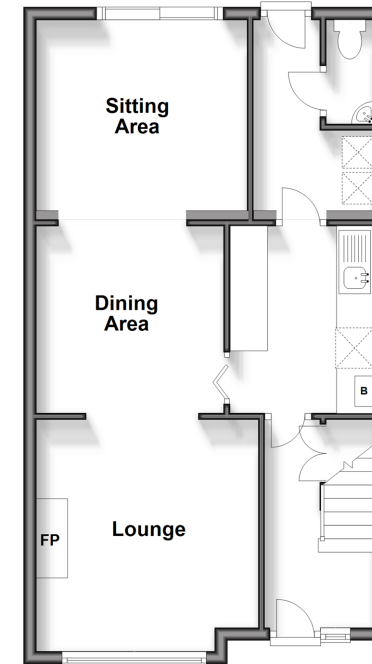
Off Road Parking

Front & Rear Garden

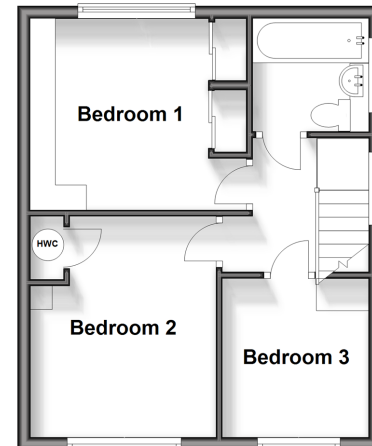
**Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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.

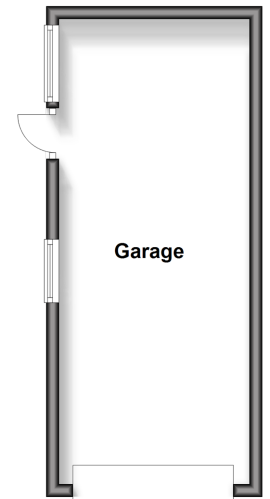
**Ground Floor**  
Approx. 52.3 sq. metres (562.9 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.6 sq. feet)



**Outbuilding**  
Approx. 22.2 sq. metres (238.6 sq. feet)



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