



**Price**  
**£500,000**

**Freehold**

2x  1x  2x 

**Cootes Avenue,  
Horsham, West Sussex,  
RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Well cared for property on the popular west side of Horsham
- Light, bright and cosy lounge
- Dining area could be a third bedroom, if required
- Convenience of driveway parking and garage
- River Walk and local shops are nearby

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 16'9 into bay x 11'8 at widest point (5.11m x 3.56m)

Kitchen: 9'1 x 9'0 (2.77m x 2.75m)

Dining Area: 10'8 x 8'2 (3.25m x 2.49m)

Conservatory: 26'7 at widest point x 6'10 (8.11m x 2.08m)

Bathroom: 7'8 x 5'10 (2.34m x 1.78m)

Bedroom 2: 10'6 x 10'4 (3.20m x 3.15m)

Bedroom 1: 13'11 x 10'4 into fitted wardrobes (4.24m x 3.15m)

### OUTSIDE

#### Front & Rear Garden

Workshop: 7'10 x 6'6 (2.39m x 1.98m)

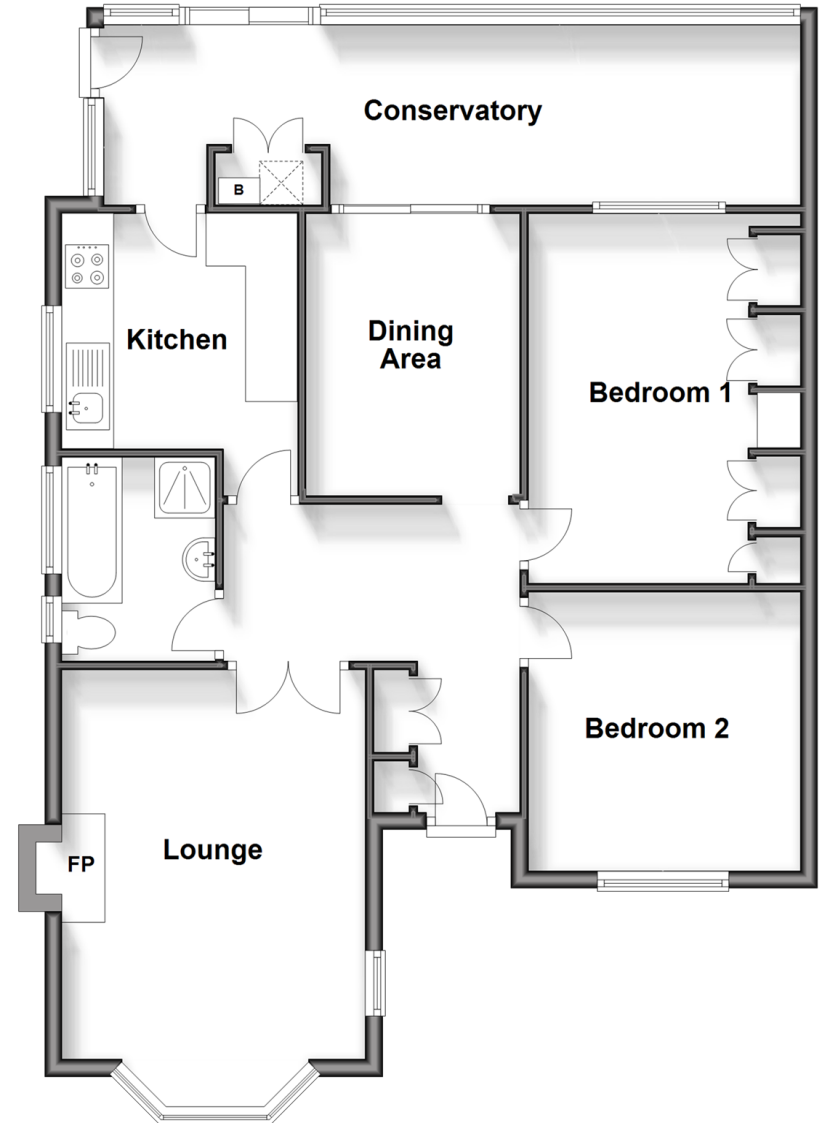
Garage: 15'8 x 7'11 (4.78m x 2.41m)

Off Road Parking

**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. 89.0 sq. metres (958.4 sq. feet)



20917638/20240426/SEH/CB