



Price

£270,000

Leasehold

2x  2x  1x 

Amberley House,  
Kennedy Road,  
Horsham, West Sussex,  
RH13

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Double bedrooms with en-suite to the principal
- Convenience of allocated parking
- Only 0.6 Miles to Horsham Station
- Short walk to Horsham town centre
- Immaculately presented and spacious accommodation
- NO ONWARD CHAIN

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Kitchen: 32'10 at widest point x 12'6 at widest point (10.01m x 3.81m)

Bedroom 1: 13'1 into fitted wardrobes x 9'10 (3.99m x 3.00m)

En Suite Shower Room: 6'7 x 5'7 (2.01m x 1.70m)

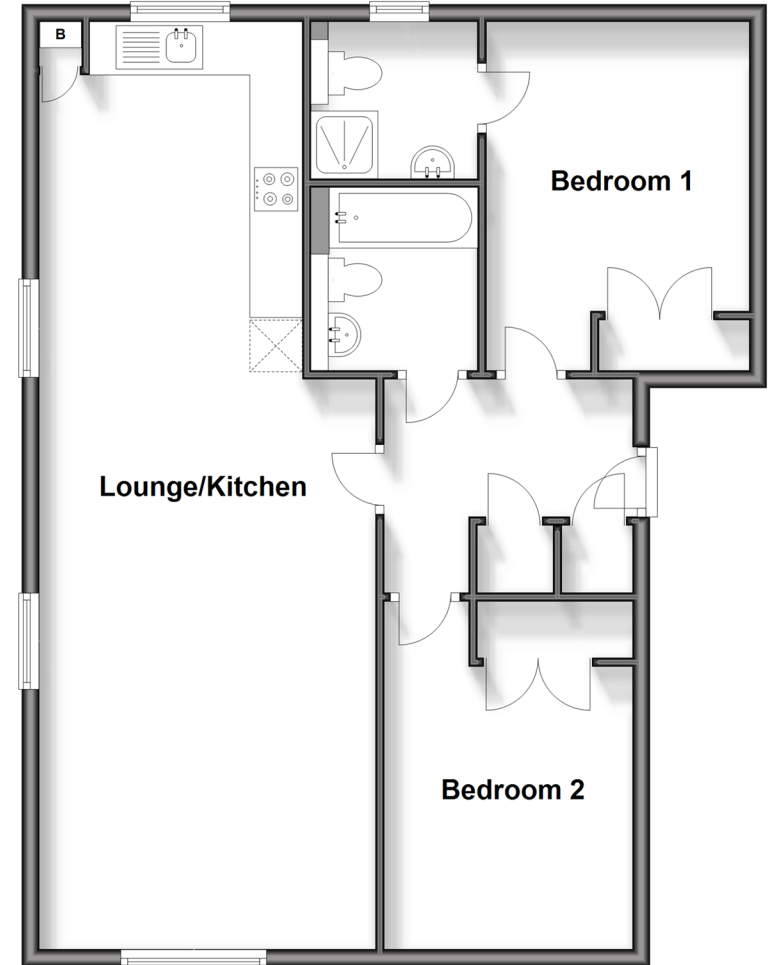
Bedroom 2: 12'10 into fitted wardrobes x 9'2 (3.91m x 2.80m)

Bathroom

### OUTSIDE

Allocated Parking

**Ground Floor**  
Approx. 78.7 sq. metres (847.1 sq. feet)



**Call Horsham - 01403 269268 ■ 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.



20917741/20240711/SEH/VP