



**OVER 60?**

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

**Price**  
**£825,000**

**Freehold**

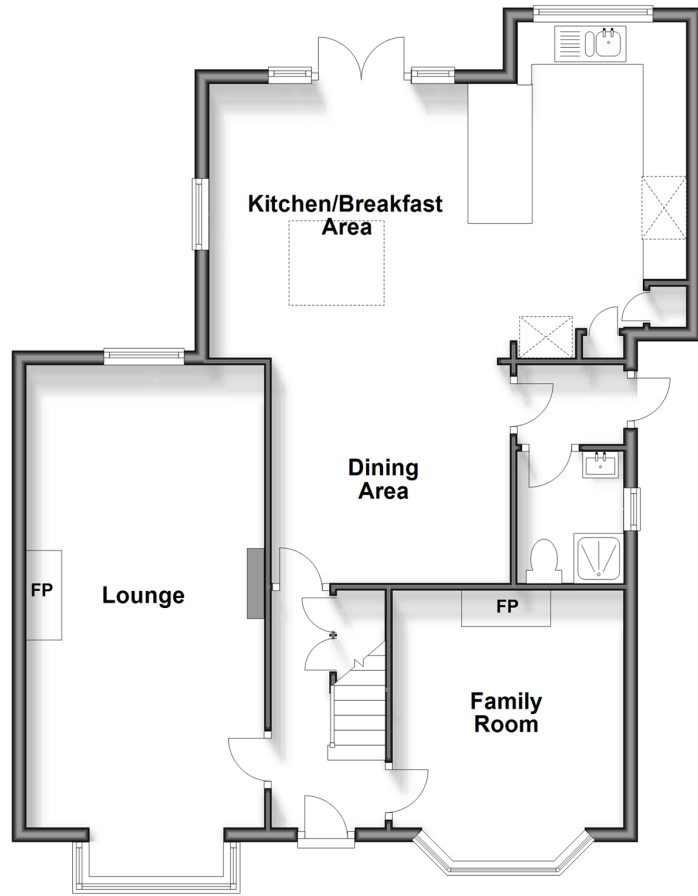
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**West Parade, Horsham,  
West Sussex, RH12**

**cubitt & west**  
Helping you move forwards

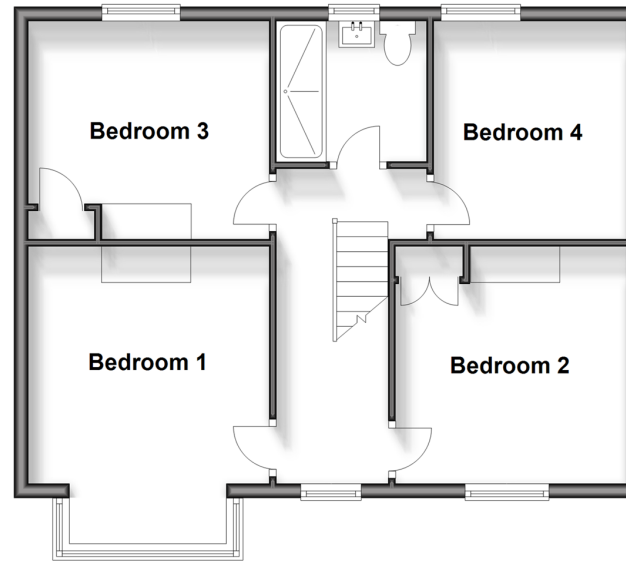
## Ground Floor

Approx. 83.1 sq. metres (895.0 sq. feet)



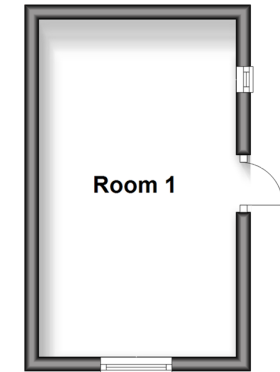
## First Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



## Outbuilding

Approx. 13.1 sq. metres (141.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 23'6 into bay x 10'11 at widest point (7.17m x 3.33m)

Family Room: 13'3 into bay x 10'8 at widest point (4.04m x 3.25m)

Dining Area: 11'1 x 10'6 (3.38m x 3.20m)

Kitchen/Breakfast Area: 22'0 at widest point x 12'6 at widest point (6.71m x 3.81m)

Lobby

Shower Room: 6'2 x 4'9 (1.88m x 1.45m)

### FIRST FLOOR

Landing

Shower Room: 6'10 x 6'6 (2.08m x 1.98m)

Bedroom 3: 9'10 at widest point x 8'11 at widest point (3.00m x 2.72m)

Bedroom 4: 10'11 x 8'3 (3.33m x 2.52m)

Bedroom 1: 13'11 into bay x 11'0 at widest point (4.24m x 3.36m)

Bedroom 2: 10'8 at widest point x 9'8 at widest point (3.25m x 2.95m)

### OUTBUILDING

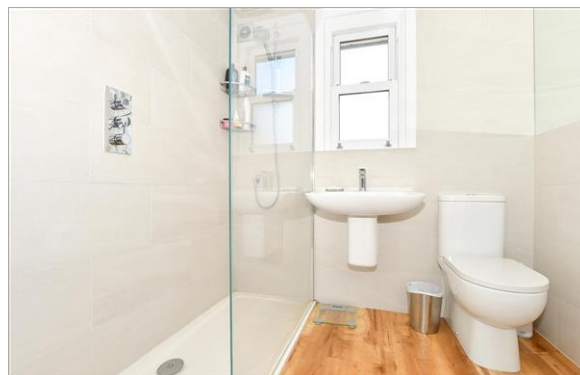
Workshop: 15'7 x 9'0 (4.75m x 2.75m)

### OUTSIDE

Front & Rear Garden

Driveway





## Main features

- A beautiful period family home with plenty of character and charm
- An extension to the rear has created a stylish open plan kitchen/diner
- Great size rear garden and off road parking
- Large lounge and cosy family room
- Fantastic location, within easy walking distance of the town, park and train station



### Nearest Schools

Primary Schools: Greenway School 0.5 miles, Arunside School, Horsham 1.0 miles, St John's Catholic Primary 1.0 miles.  
Secondary Schools: Tanbridge House School 1.5 miles, Millais School 2.2 miles, Forest School, The 2.3 miles



### Transport Information

Train Stations: Horsham 0.6 miles, Littlehaven 1.0 miles, Warnham 1.4 miles



### Address

West Parade, Horsham, West Sussex, RH12



### Directions

For directions to this property please contact us.





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Helping you move forwards

Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ 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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