

**OVER 60?**

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



**Price**

**£600,000**

**Freehold**

3x  2x  2x 

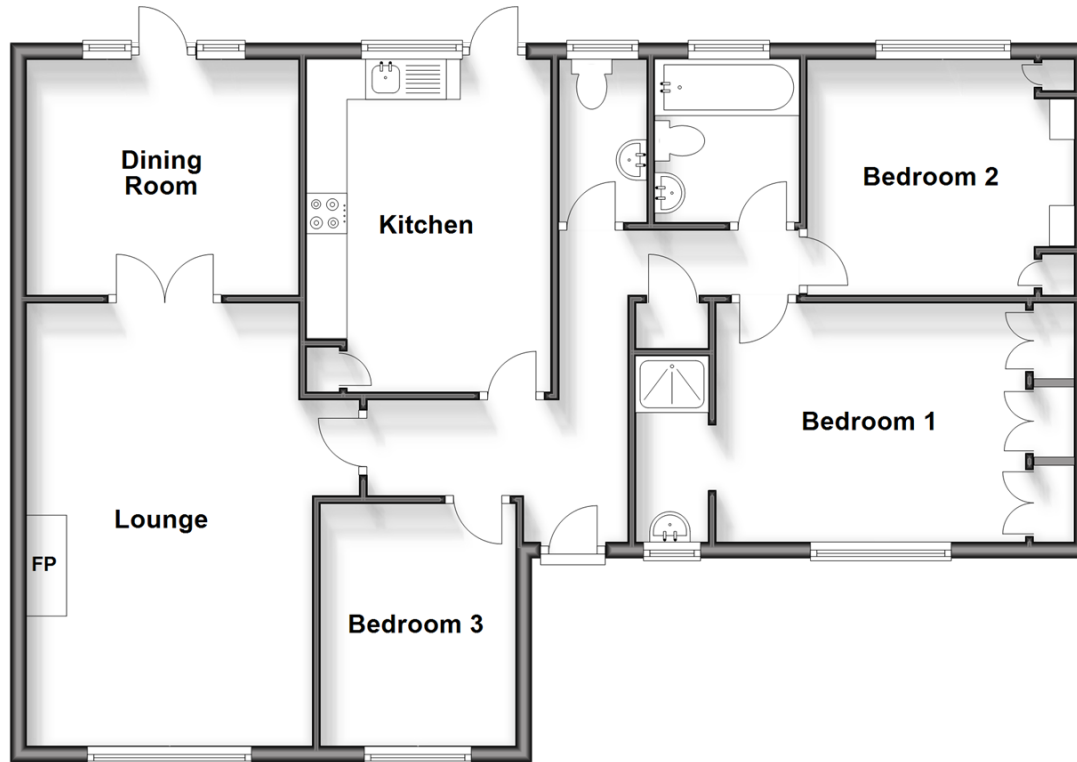
Quail Close, Horsham, West Sussex, RH12

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Helping you move forwards



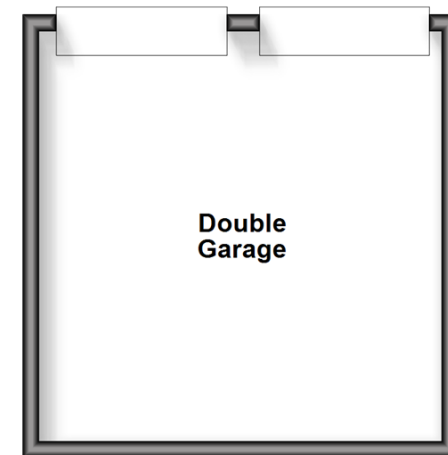
## Ground Floor

Approx. 93.0 sq. metres (1000.6 sq. feet)



## Outbuilding

Approx. 25.3 sq. metres (272.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'10 at widest point x 11'7 at widest point (5.44m x 3.53m)

Dining Room: 11'1 x 9'10 (3.38m x 3.00m)

Kitchen: 13'6 x 9'11 (4.12m x 3.02m)

Bedroom 1: 14'6 into fitted wardrobes x 9'10 (4.42m x 3.00m)

En Suite Shower Room: 7'6 x 2'10 (2.29m x 0.86m)

Bedroom 2: 10'10 at widest point x 9'10 at widest point (3.30m x 3.00m)

Bathroom: 6'6 x 5'8 (1.98m x 1.73m)

Separate Toilet

Bedroom 3: 10'0 x 7'11 (3.05m x 2.41m)

### OUTBUILDING

Double Garage : 17'3 x 16'5 (5.26m x 5.01m)

### OUTSIDE

Front & Rear Garden

Driveway

Summerhouse



## Main features

- Tucked away in a quiet position in one of Horsham's most sought after areas
- Sensibly sized front and rear gardens
- With no onward chain, the property is ready to move into
- Scope to improve and add value, subject to any necessary consents
- Plentiful parking and detached double garage
- Great layout with spacious rooms

## Nearest Schools

Primary Schools: Holbrook Primary 0.7 miles, All Saints CofE Primary 1.1 miles, North Heath Community Primary 1.4 miles. Secondary Schools: Millais School 2.7 miles, Forest School, The 2.8 miles, Queen Elizabeth II Silver Jubilee School, Horsham 2.8 miles

## Transport Information

Train Stations: Littlehaven 1.3 miles, Horsham 1.9 miles, Christs Hospital 3.0 miles

## Address

Quail Close, Horsham, West Sussex, RH12

## Directions

For directions to this property please contact us.





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

EPC RATING

CURRENT:	POTENTIAL:
D(67)	B(33)

20907618/20240906/SEH/CB