



**Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**Hazelhurst Crescent,  
Horsham, West Sussex,  
RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- **Fantastic opportunity for first time buyer or investors**
- **Driveway and allocated parking space**
- **Catchment area for Tanbridge House School**
- **Short walk to Horsham town centre**
- **No onward chain**

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 12'7 (3.84m) narrowing to 9'1 (2.77m) x 11'11 (3.63m)

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

Conservatory: 10'4 x 8'4 (3.15m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 1: 11'11 x 7'6 (3.63m x 2.29m)

Bedroom 2: 11'2 x 5'6 (3.41m x 1.68m)

Bathroom: 8'9 x 4'8 (2.67m x 1.42m)

### OUTSIDE

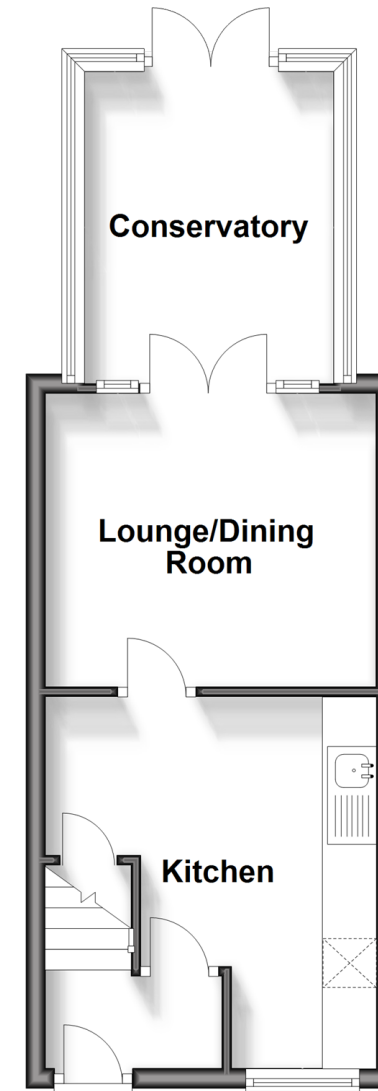
Driveway

Allocated Parking Space

Front & Rear Garden

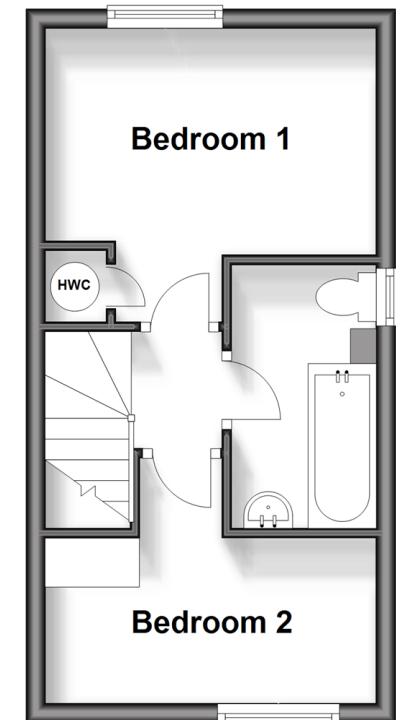
## Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



## First Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



**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.



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