

OVER 60?

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



Price

£1,425,000

Freehold

5x  3x  3x 

Pinkhurst Lane, Slinfold, West Sussex,

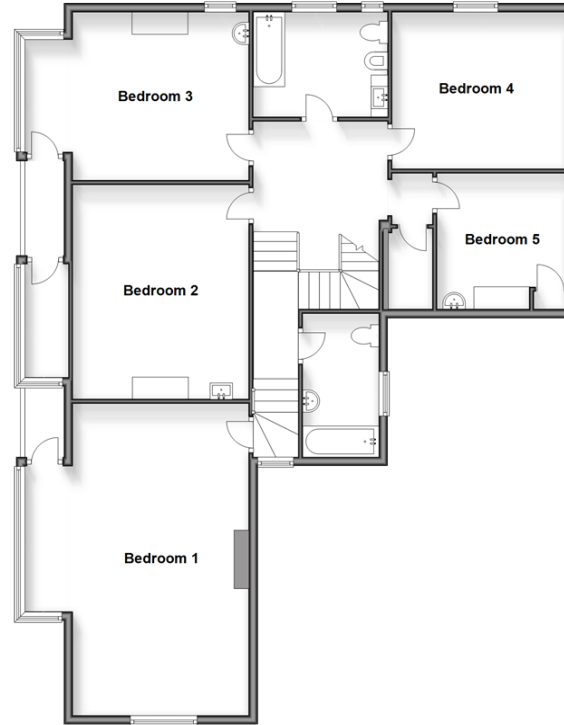
RH13

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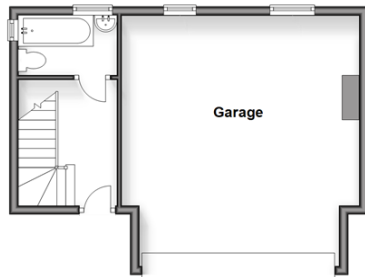
Ground Floor
Approx. 151.2 sq. metres (1627.4 sq. feet)



Split Level First Floor
Approx. 129.4 sq. metres (1392.9 sq. feet)



Outbuilding Ground Floor
Approx. 38.8 sq. metres (417.9 sq. feet)



Outbuilding First Floor
Approx. 32.7 sq. metres (351.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 32'1 x 16'11 into bay (9.79m x 5.16m)
Family Room: 16'11 into bay x 15'9 (5.16m x 4.80m)
Kitchen/Dining Room: 16'11 into bay x 12'10 (5.16m x 3.91m)
Rear Entrance
Store Area
Kitchen: 13'7 x 13'1 (4.14m x 3.99m)
Utility Room: 13'10 x 11'8 (4.22m x 3.56m)
Inner Lobby
Store Room
Store Room

SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 1 : 23'4 at widest point x 16'6 at widest point (7.12m x 5.03m)
Balcony
Bathroom
Bedroom 3: 17'3 x 12'1 (5.26m x 3.69m)
Balcony
Bedroom 2: 16'11 x 16'7 (5.16m x 5.06m)
Bedroom 4: 14'7 x 13'0 (4.45m x 3.97m)
Bedroom 5: 10'5 at widest point x 10'2 at widest point (3.18m x 3.10m)
Bathroom

OUTBUILDING GROUND FLOOR

Garage: 18'4 at widest point x 17'3 at widest point (5.59m x 5.26m)
Entrance Hall
Bathroom

OUTBUILDING FIRST FLOOR

Open Plan Living : 21'11 at widest point x 14'5 (6.68m x 4.40m)

OUTSIDE

Driveway
Workshop: 11'3 x 9'9 (3.43m x 2.97m)
Storage Room: 10'9 x 8'11 (3.28m x 2.72m)
Stables
Gardens & Land



Main features

- Large family home, no onward chain
- Detached double garage with self contained flat above
- Huge potential to improve and update, subject to necessary consents
- Situated on a 5.15 acre plot with stables, paddock and pond
- Located down a private lane outside the village of Slinfold with easy access onto the Downs Link



Nearest Schools

Primary Schools: Slinfold CofE Primary 1.0 miles, Shelley Primary 1.2 miles, Itchingfield Primary 1.2 miles

Secondary Schools: Hillcrest Slinfold 1.4 miles, Farlington School 1.4 miles, Tanbridge House School 1.4 miles



Transport Information

Train Stations: Christs Hospital 1.3 miles, Horsham 2.8 miles, Warnham 3.0 miles



Address

Pinkhurst Lane, Slinfold, West Sussex, RH13



Directions

For directions to this property please contact us.



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Call Horsham Branch 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.

EPC RATING	CURRENT:	POTENTIAL:
	E(44)	D(66)

20917793/20241010/SEH/RSH