



**Price**  
**£450,000**

**Freehold**

3x  2x  1x 

**Crawley Road, Horsham,  
West Sussex, RH12**

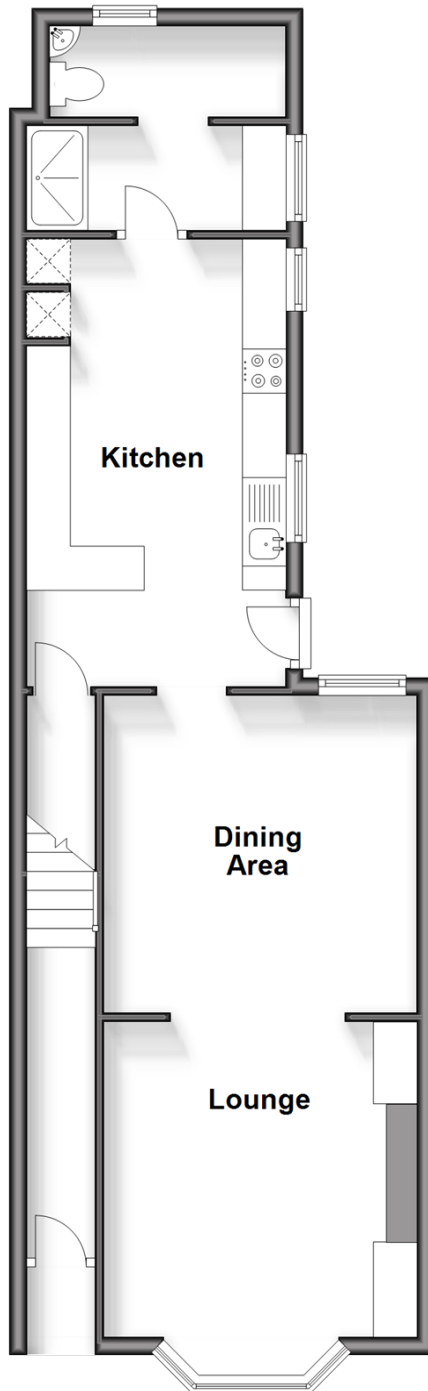
**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

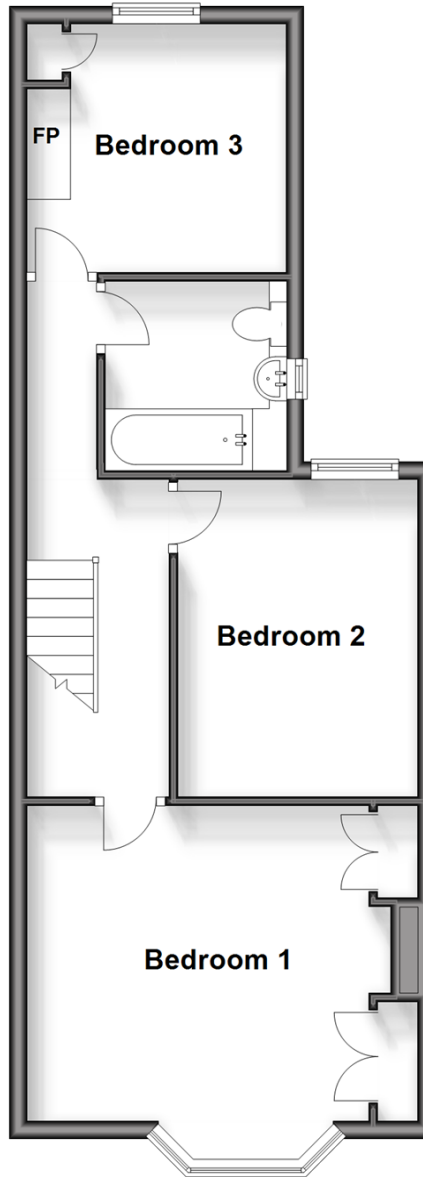
## Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



## First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Dining Area: 25'7 up to bay x 11'9 at widest point (7.80m x 3.58m)

Kitchen: 16'8 at widest point x 9'9 (5.08m x 2.97m)

Shower/Utility Room: 9'3 x 3'11 (2.82m x 1.19m)

Separate Toilet: 8'10 x 3'4 (2.69m x 1.02m)

### FIRST FLOOR

Landing

Bedroom 3: 9'3 at widest point x 8'7 at widest point (2.82m x 2.62m)

Bedroom 2: 11'11 x 9'4 (3.63m x 2.85m)

Bedroom 1: 13'7 up to fitted wardrobes x 11'5 up to bay (4.14m x 3.48m)

Bathroom

### OUTSIDE

Off Road Parking

Front & Rear Garden



## Main features

- Beautifully presented character property
- Convenience of off road parking 2 cars
- Near to local shops and number 95 bus route
- Lovely sunny aspect rear garden
- Built in wardrobes to the principal bedroom



### Nearest Schools

Primary Schools: Northolmes Junior School, Horsham 0.1 miles, Leechpool Primary 0.2 miles, St Robert Southwell Catholic Primary, Horsham 0.7 miles. Secondary Schools: Millais School 1.5 miles, Forest School 1.6 miles, Queen Elizabeth II Silver Jubilee School, Horsham 1.6 miles



### Transport Information

Train Stations: Horsham 1.4 miles, Littlehaven 1.6 miles, Faygate 2.6 miles



### Address

Crawley Road, Horsham, West Sussex, RH12



### Directions

For directions to this property please contact us.

