

OVER 60?

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



Price

£550,000

Freehold

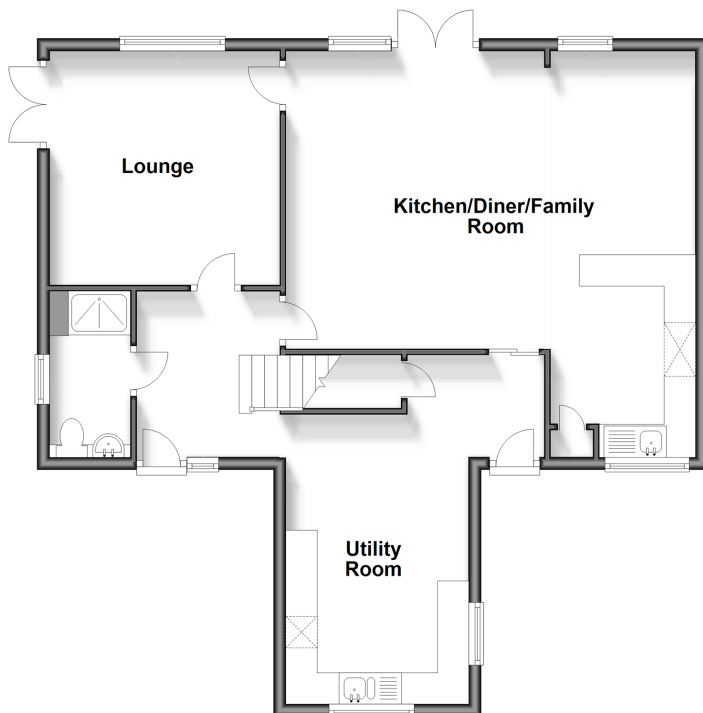
5x  3x  2x 

Cook Road, Horsham, West Sussex, RH12

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Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



First Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Shower Room: 8'2 x 4'1 (2.49m x 1.25m)

Utility Room: 15'1 x 9'1 (4.60m x 2.77m)

Lobby

Kitchen/Diner/Family Room: (L-shaped) 21'5 x 15'8 (6.53m x 4.78m) plus 7'8 x 5'6 (2.34m x 1.68m)

Lounge: 12'4 x 12'1 (3.76m x 3.69m)

FIRST FLOOR

Landing

Bedroom 1: 14'0 x 11'5 (4.27m x 3.48m)

En Suite Shower Room: 6'9 x 5'1 (2.06m x 1.55m)

Bedroom 3: 9'11 x 9'7 (3.02m x 2.92m)

Bathroom: 6'8 x 5'10 (2.03m x 1.78m)

Bedroom 2: 11'6 x 9'0 (3.51m x 2.75m)

Bedroom 5: 10'2 x 8'9 up to fitted wardrobes (3.10m x 2.67m)

Bedroom 4: 12'1 x 10'2 (3.69m x 3.10m)

OUTSIDE

Off Road Parking

Rear Garden

Shed : 12'3 x 8'11 (3.74m x 2.72m)



Main features

- Extended property with versatile accommodation
- Large sunny rear garden
- Fantastic open plan kitchen, dining and family room
- Luxury of a separate utility room
- En suite to principal bedroom plus a further bathroom and shower room
- Double gates into rear garden for extra parking



Nearest Schools

Primary Schools: Holbrook Primary 0.5 miles, North Heath Community Primary 0.7 miles, All Saints CofE Primary 1.2 miles. Secondary Schools: Millais School 2.2 miles, Forest School, The 2.4 miles, Queen Elizabeth II Silver Jubilee School, Horsham 2.4 miles



Transport Information

Train Stations: Littlehaven 0.9 miles, Horsham 1.6 miles, Christs Hospital 2.9 miles



Address

Cook Road, 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



- 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.



CURRENT: **C(69)** POTENTIAL: **B(33)**

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