

**Price**

**£350,000**

**Freehold**

2x  1x  1x 

**Theale Farm Cottages,  
Lyons Road, Slinfold,  
West Sussex, RH13**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

## Main features

- **Former Quarryman's Cottage**  
located down a quiet country lane
- **Convenience of a garage nearby**
- **Lovely views over fields to front and rear**
- **Pretty inglenook fireplace and beamed ceilings**
- **Just a short walk to the Village of Slinfold**

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 23'2 at widest point x 12'0 at widest point (7.07m x 3.66m)

Kitchen: 11'5 x 8'5 (3.48m x 2.57m)

Lean To: 7'8 x 5'7 (2.34m x 1.70m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 9'9 (3.69m x 2.97m)

Bedroom 2: 8'10 x 8'8 (2.69m x 2.64m)

Bathroom: 8'6 x 5'11 (2.59m x 1.80m)

### OUTSIDE

Front & Rear Garden

Garage

**Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
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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