

**OVER 60?**

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



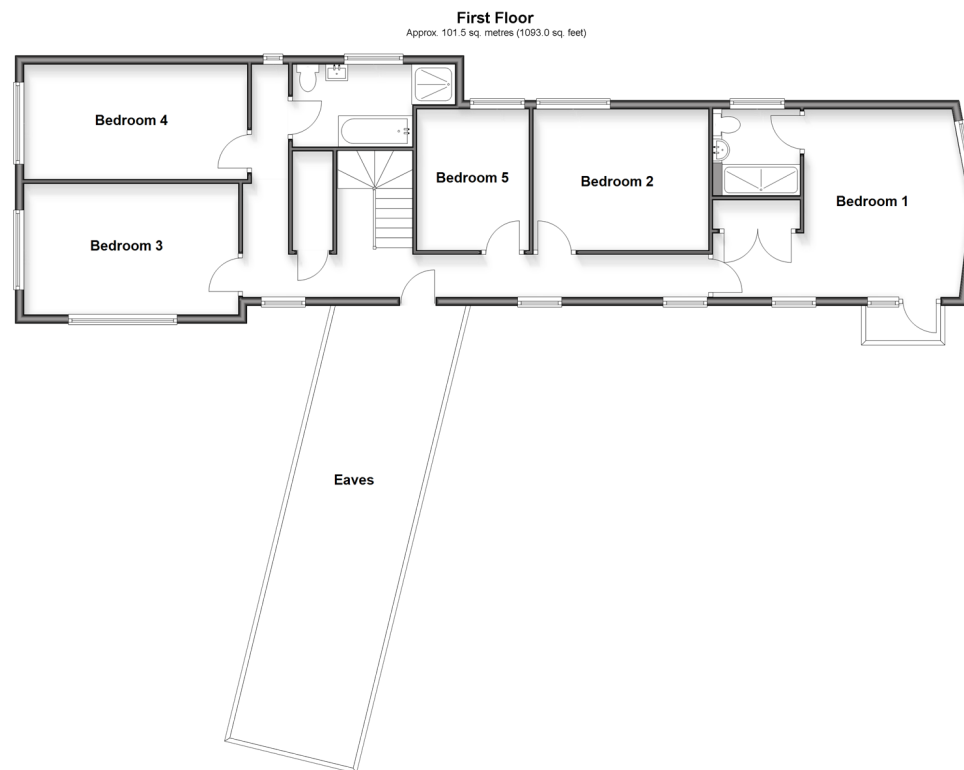
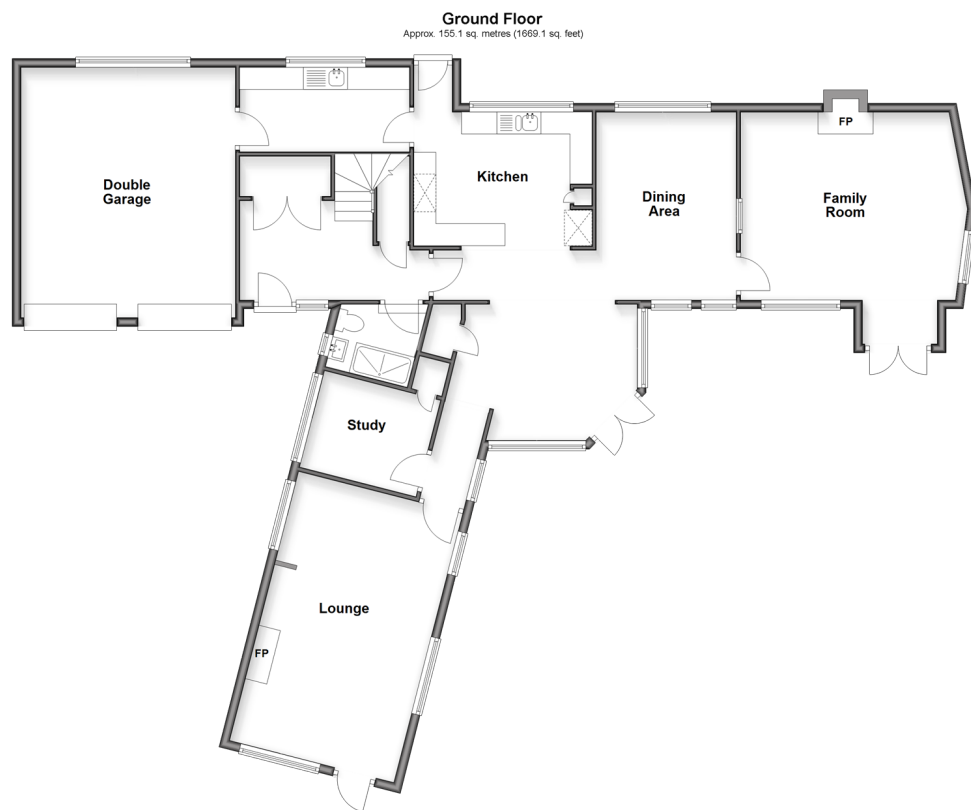
**Price**  
**£950,000**  
**Freehold**

5x  2x  3x 

North Heath Lane, Horsham, West Sussex,  
RH12

**cubitt&west**  
Helping you move forwards





## Accommodation

### GROUND FLOOR

Entrance Hall

Shower Room: 6'7 x 5'6 (2.01m x 1.68m)

Inner Hallway

Kitchen : 12'7 x 10'0 up to door well  
(3.84m x 3.05m)

Utility Room: 12'7 x 6'3 (3.84m x 1.91m)

Dining Area: 14'2 x 13'11 (4.32m x 4.24m)

Games Area: 14'0 x 10'6 (4.27m x 3.20m)

Family Room: 20'11 at widest point x 12'10  
up to bay (6.38m x 3.91m)

Study: 9'1 x 7'5 (2.77m x 2.26m)

Lounge: 17'0 x 14'0 (5.19m x 4.27m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 13'11 (4.27m x 4.24m)

Dressing Area: 7'0 x 7'0 into fitted  
wardrobes (2.14m x 2.14m)

Balcony

En Suite Shower Room: 6'6 x 6'6 (1.98m x  
1.98m)

Bedroom 2: 11'11 x 10'5 (3.63m x 3.18m)

Bedroom 5: 10'6 x 8'4 (3.20m x 2.54m)

Bedroom 3: 15'11 x 9'10 (4.85m x 3.00m)

Bedroom 4: 15'11 x 7'9 (4.85m x 2.36m)

Bathroom: 10'0 x 6'1 (3.05m x 1.86m)

### OUTSIDE

Garage: 18'8 x 15'11 (5.69m x 4.85m)

Side & Rear Garden

Driveway



## Main features

- A quiet and peaceful tucked away position just a short walk to Horsham's mainline station
- Extensive accommodation, perfect for multi generational living
- Plentiful parking and large integral garage
- With no onward chain the property is ready to move into
- The principal bedroom has a small balcony overlooking the garden



### Nearest Schools

Primary Schools: North Heath Community Primary 0.1 miles, Kingslea Primary 0.5 miles, Holbrook Primary 0.6 miles. Secondary Schools: Millais School 0.9 miles, The Forest School 1.2 miles.



### Transport Information

Train Stations: Littlehaven 0.5 miles, Horsham 0.7 miles.



### Address

North Heath Lane, Horsham, West Sussex, RH12



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](https://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.



20917392/20250303/SEH/CB