



**Price**  
**£675,000**

**Freehold**

3x  2x  1x 

**Scholars Walk, Horsham,  
West Sussex, RH12**

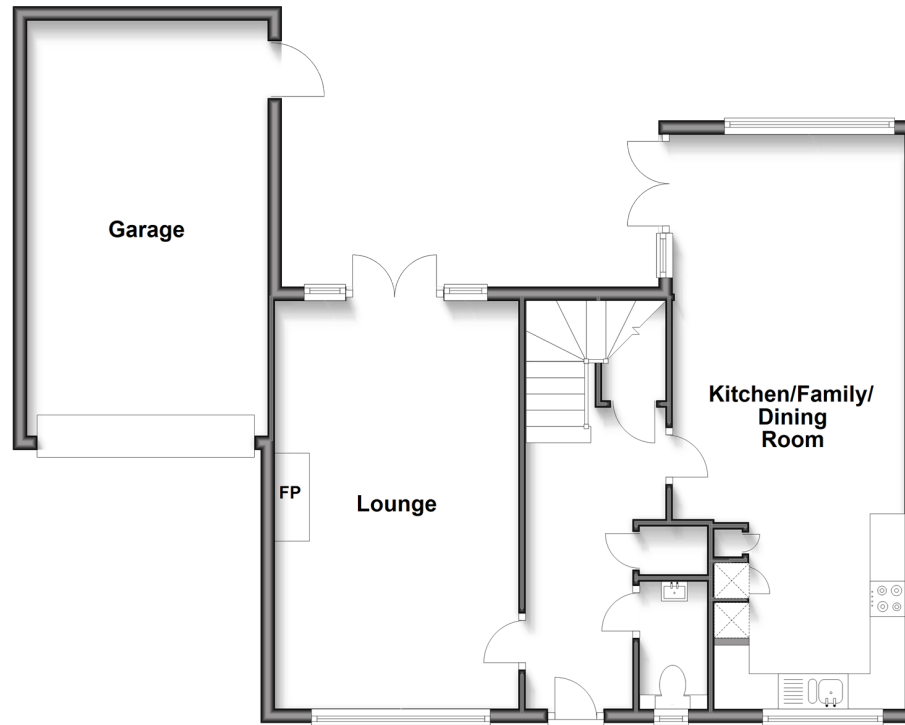
**OVER 60?**

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

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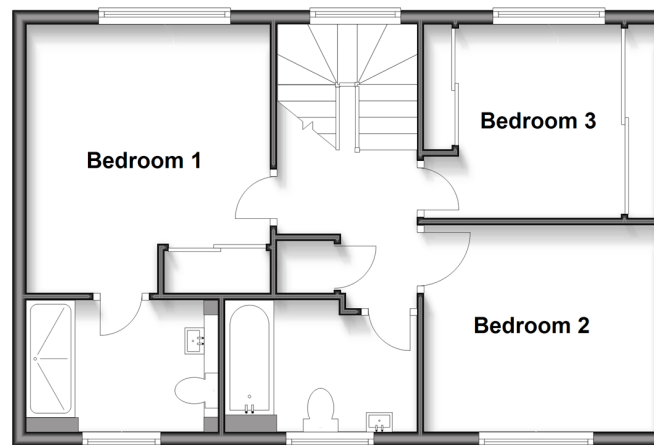
## Ground Floor

Approx. 80.9 sq. metres (870.3 sq. feet)



## First Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'4 at widest point x 11'6 (5.59m x 3.51m)

Cloakroom

Kitchen/Family/Dining Room: 17'4 x 10'6 (5.29m x 3.20m) narrowing to 9'5 x 8'10 (2.87m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 11'10 at widest point x 11'9 at widest point (3.61m x 3.58m)

En Suite Shower Room: 8'5 x 6'2 (2.57m x 1.88m)

Bedroom 2: 10'8 x 9'0 (3.25m x 2.75m)

Bedroom 3: 10'7 into fitted wardrobes x 9'0 (3.23m x 2.75m)

Bathroom: 9'1 x 6'2 (2.77m x 1.88m)

### OUTSIDE

Rear Garden

Garage: 20'4 x 9'9 (6.20m x 2.97m)

Parking





## Main features

- A beautifully presented family home in excellent condition much loved and cared for
- Located at Highwoods Village with easy access to the A24
- A stunning landscaped rear garden, perfect for entertaining family and friends over the summer
- Good size garage and driveway parking
- With no onward chain, this property is ready to move into



### Nearest Schools

Primary Schools: St Mary's CofE (Aided) Primary 1.0 miles, Arunside School, Horsham 1.1 miles, St John's Catholic Primary 1.1 miles. Secondary Schools: Tanbridge House School 0.8 miles, Muntham House School 2.6 miles, Millais School 2.7 miles



### Transport Information

Train Stations: Horsham 1.8 miles, Christs Hospital 3.2 miles, Warnham 3.4 miles



### Address

Scholars Walk, Horsham, West Sussex, RH12



### Directions

For directions to this property please contact us.





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■ 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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