



OVER 60?

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for up to **59% less!**

Price

£640,000

Freehold

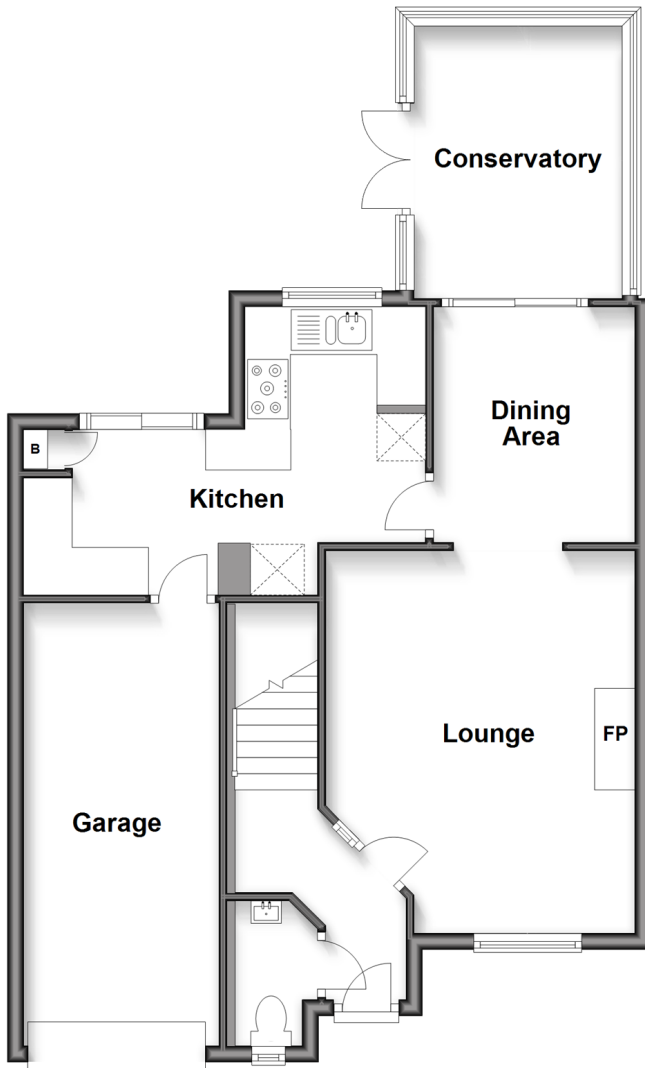
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**Lemington Way,
Horsham, West Sussex,
RH12**

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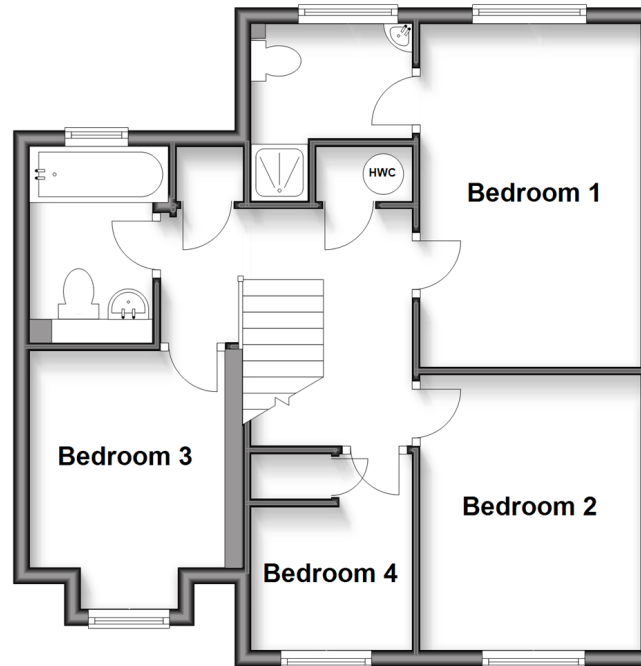
Ground Floor

Approx. 69.0 sq. metres (742.3 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'5 at widest point x 12'6 at widest point (4.70m x 3.81m)

Dining Area: 9'7 x 8'1 (2.92m x 2.47m)

Conservatory: 11'9 x 8'7 (3.58m x 2.62m)

Kitchen: (L-shaped) 9'7 x 7'3 (2.92m x 2.21m) plus 8'10 x 7'1 (2.69m x 2.16m)

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 9'1 (4.22m x 2.77m)

En-suite Shower Room: 6'5 at widest point x 4'7 at widest point (1.96m x 1.40m)

Bedroom 2: 11'4 x 9'1 (3.46m x 2.77m)

Bedroom 3: 10'10 at widest point x 7'11 at widest point (3.30m x 2.41m)

Bedroom 4: 6'5 at widest point x 5'9 at widest point (1.96m x 1.75m)

Family Bathroom: 7'2 at widest point x 4'10 at widest point (2.19m x 1.47m)

OUTSIDE

Front & Rear Garden

Garage : 17'2 x 8'0 (5.24m x 2.44m)

Driveway



Main features

- Beautifully presented, modern family home
- Great layout with a good size conservatory extending the space
- Situated in a tucked away position
- Near to Littlehaven Station and Horsham bypass
- Well-regarded schools nearby
- Good size rear garden



Nearest Schools

Primary Schools: All Saints CofE Primary 0.5 miles, Holbrook Primary 0.7 miles, Leechpool Primary 0.9 miles. Bohun Primary School 0.9 miles. Secondary Schools: Bohunt Secondary 0.9 miles. Millais School 2.1 miles, Forest School 2.2 miles.



Transport Information

Train Stations: Littlehaven 0.7 miles, Horsham 2.0 miles, Warnham 2.6 miles



Address

Lemington Way, Horsham, West Sussex, RH12



Directions

For directions to this property please contact us.



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- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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