



**Price**  
**£375,000**

**Freehold**

2x  1x  1x 

**Primrose Copse,  
Horsham, West Sussex,  
RH12**

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented home, ideal for first time buyers or for downsizing to
- Good size rear garden, perfect for play and entertaining
- Convenience of a garage and parking space
- Short walk to local shops and school
- Quieter cul de sac location

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'9 x 10'4 (4.19m x 3.15m)

Kitchen: 13'8 x 6'6 (4.17m x 1.98m)

Conservatory: 11'9 x 8'4 (3.58m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 1: 10'0 x 7'1 (3.05m x 2.16m)

Bedroom 2: 13'7 into fitted wardrobes x 10'10 (4.14m x 3.30m)

Bathroom: 6'3 x 6'1 (1.91m x 1.86m)

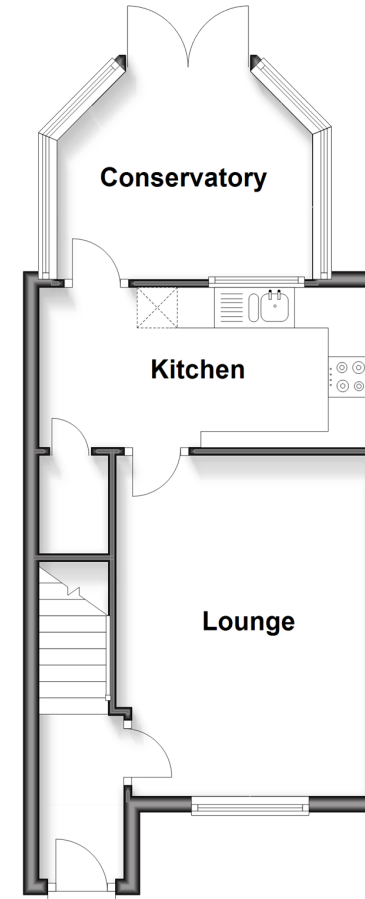
### OUTSIDE

Garage & Off Road Parking

Rear Garden

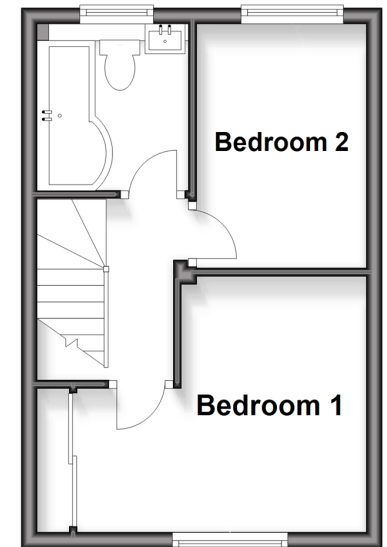
### Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



### First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



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



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