



Guide Price

£500,000

Freehold

4x  1x  2x 

**Erica Way, Horsham,
West Sussex, RH12**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- An extended, well loved and cared for family home in a quiet cul de sac
- Good size lounge and dining areas
- Versatile accommodation with a study and guest bedroom
- Beautiful kitchen and utility area
- Short walk to local shops, bus routes and Littlehaven Station

Accommodation

GROUND FLOOR

Entrance Hall
 Guest Room: 10'10 x 7'7 (3.30m x 2.31m)
 Dressing Area: 6'1 into fitted wardrobes x 4'5 (1.86m x 1.35m)
 En Suite Toilet
 Study: 9'4 x 7'11 (2.85m x 2.41m)
 Lounge/Dining Area: 23'1 x 12'1 (7.04m x 3.69m)
 Kitchen/Utility Area: 19'4 x 8'2 (5.90m x 2.49m)

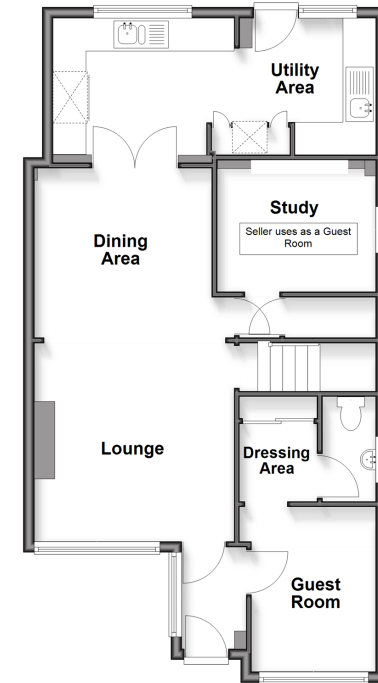
FIRST FLOOR

Landing
 Bedroom 1: 11'11 up to fitted wardrobes x 10'8 at widest point (3.63m x 3.25m)
 Bedroom 3: 9'6 x 8'8 (2.90m x 2.64m)
 Bedroom 2: 10'8 x 8'10 (3.25m x 2.69m)
 Bathroom: 7'5 x 6'10 (2.26m x 2.08m)

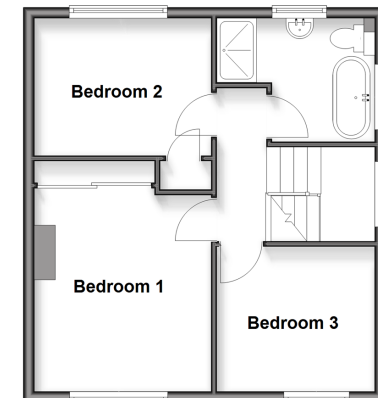
OUTSIDE

Rear Garden
 Off Road Parking

Ground Floor
 Approx. 67.0 sq. metres (721.3 sq. feet)



First Floor
 Approx. 42.8 sq. metres (460.8 sq. feet)



Call Horsham - 01403 269268 ■ 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 50% less, by purchasing a Lifetime Lease.



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