



Price
£495,000

Freehold

3x  2x  1x 

**Bramble Close, Barns
Green, Horsham, West
Sussex, RH13**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Located on a stunning Berkeley development built in 2015
- Arranged over two floors with en-suite
- The new owners will benefit from the remaining NHBC certificate
- Beautifully spacious lounge/dining room which overlooks and leads out to the lovely lawned rear garden
- Situated in the quiet village of Barns Green with just a short drive to local amenities
- Off road parking and 20ft garage

Accommodation

GROUND FLOOR

Entrance Hall
 Cloakroom
 Lounge / Dining Room : 21'8 (6.61m) x 12'3 (3.74m) narrowing to 9'1 at narrowest point (2.77m)
 Kitchen : 11'11 x 8'1 (3.63m x 2.47m)

FIRST FLOOR

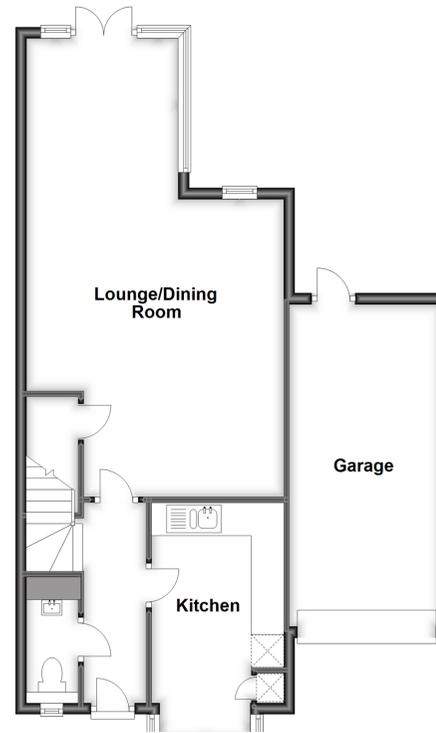
Landing
 Bedroom 1: 11'1 x 9'7 (3.38m x 2.92m)
 Bedroom 2: 11'1 x 8'8 (3.38m x 2.64m)
 Bedroom 3: 8'7 x 6'6 (2.62m x 1.98m)
 Bathroom

OUTSIDE

Front Garden
 Off Road Parking
 Garage : 20'2 x 9'10 (6.15m x 3.00m)
 Rear Garden

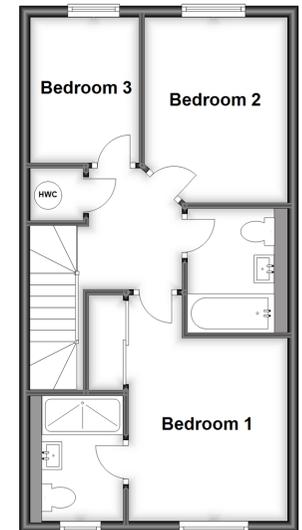
Ground Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Call Southwater - 01403 731901 ■ cubittandwest.co.uk

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



21909175/20230606/LA/LFOG