



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Ash Road, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Sold with no forward chain
- Extended to create generously sized kitchen
- Ideal family home or investment
- Close proximity to the Southwater Country Park and local amenities
- Versatile downstairs accommodation

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 20'1 (6.13m) x 12'0 (3.66m)  
narrowing to 7'5 (2.26m)

Kitchen : 16'0 x 10'1 (4.88m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 11'0 (3.66m x 3.36m)

Bedroom 2: 10'0 x 10'0 (3.05m x 3.05m)

Bedroom 3: 11'1 x 6'4 (3.38m x 1.93m)

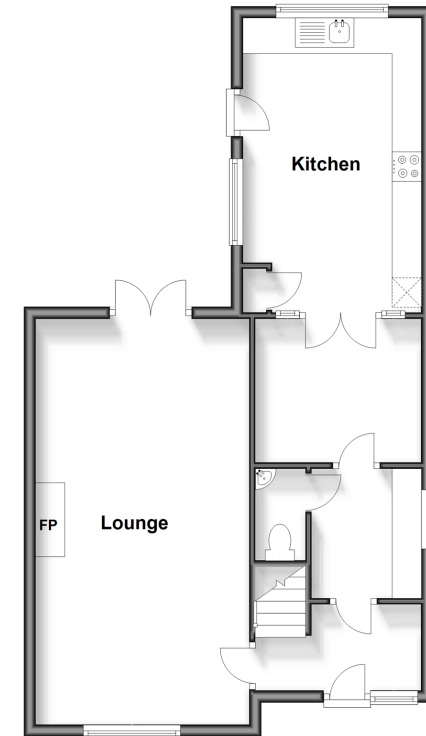
Bathroom

### OUTSIDE

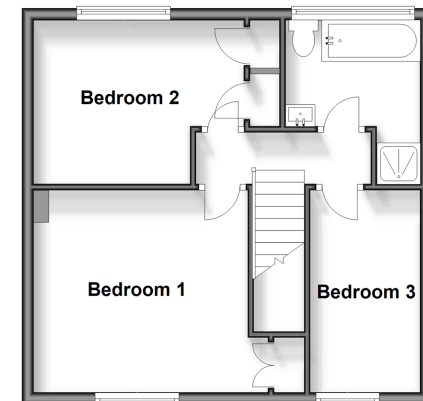
Off Road Parking

Rear Garden

**Ground Floor**  
Approx. 56.4 sq. metres (606.6 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (452.6 sq. feet)



**Call Southwater - 01403 731901 ■ [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
- 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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