



**Price**

**£550,000**

**Freehold**

2x  1x  2x 

**Bentons Lane, Dial Post,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Fantastic home**
- **Huge scope for updating and improvement**
- **Large and well maintained plot**
- **Beautiful rural location**
- **Offered with no onward chain**

## Accommodation

### GROUND FLOOR

Porch : 6'5 x 5'9 (1.96m x 1.75m)  
 Cloakroom  
 Kitchen: 13'6 x 8'2 (4.12m x 2.49m)  
 Dining Room : 10'4 x 10'1 (3.15m x 3.08m)  
 Lounge : 18'10 x 10'5 (5.74m x 3.18m)  
 Conservatory: 12'0 x 7'10 (3.66m x 2.39m)  
 Bathroom : 9'0 x 5'0 (2.75m x 1.53m)

### FIRST FLOOR

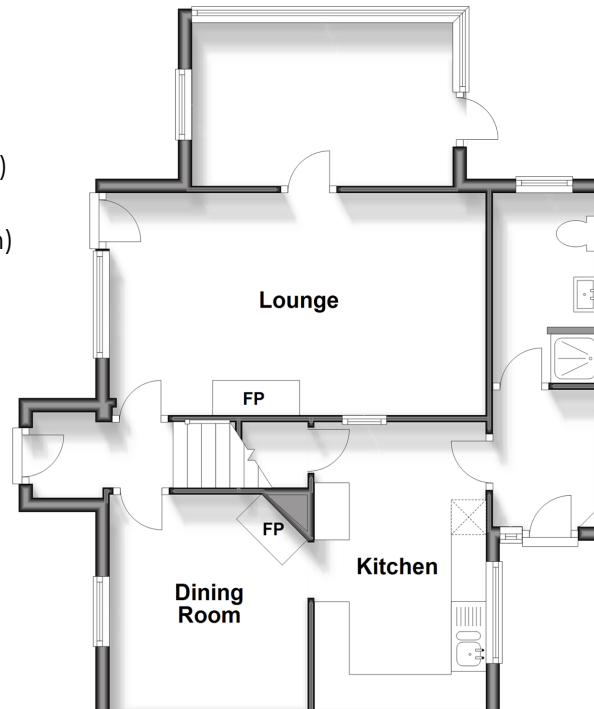
Bedroom 1: 11'9 x 11'8 (3.58m x 3.56m)  
 Bedroom 2: 11'8 x 10'3 (3.56m x 3.13m)

### OUTSIDE

Wrap around garden

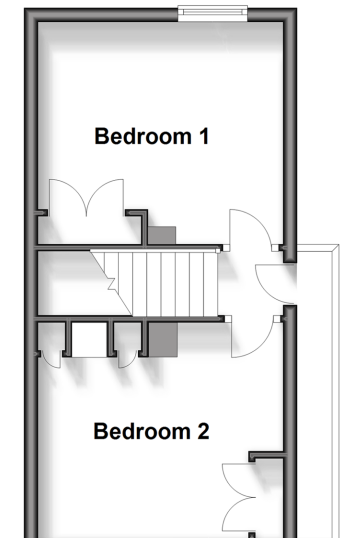
### Ground Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



### First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



**Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.



23603612/20241012/CR/DW