



**Price**  
**£465,000**

**Freehold**

3x  1x  2x 

**The Hordens, Barns  
Green, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Well maintained family home
- Spacious rear extension overlooking the garden
- Garage and driveway for multiple cars
- Fantastic village location
- Large utility room which extends the length of the house providing rear access
- Downstairs cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge : 24'7 x 10'0 (7.50m x 3.05m)  
Dining Area: 11'1 x 9'11 (3.38m x 3.02m)  
Kitchen : 19'0 x 10'1 (5.80m x 3.08m)  
Utility Room : 23'10 x 5'3 (7.27m x 1.60m)

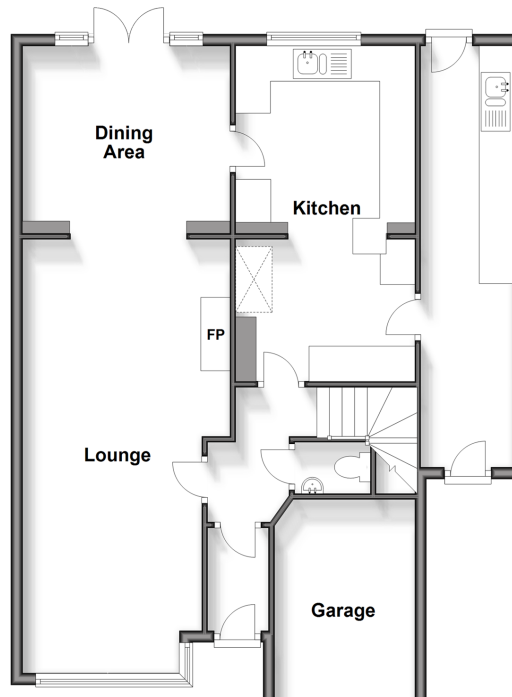
### FIRST FLOOR

Landing  
Bedroom 1: 11'5 x 11'1 (3.48m x 3.38m)  
Bedroom 2: 11'11 x 10'10 (3.63m x 3.30m)  
Bedroom 3: 8'8 x 7'4 (2.64m x 2.24m)  
WC  
Bathroom : 5'4 x 5'3 (1.63m x 1.60m)

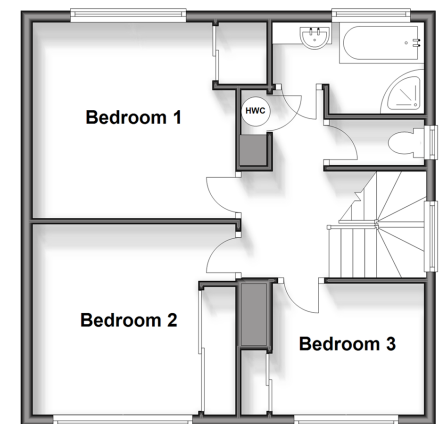
### OUTSIDE

Garage  
Off Road Parking  
Rear Garden

**Ground Floor**  
Approx. 85.1 sq. metres (916.5 sq. feet)



**First Floor**  
Approx. 45.2 sq. metres (486.6 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