



**Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Millfield, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Superbly located family home close to Country Park.
- Lovely rear garden with mature borders
- No ongoing chain
- Updating required throughout
- Great opportunity to enhance and make it your own

## Accommodation

### GROUND FLOOR

Hall

Lounge/Dining Room: 24'1 x 10'1 (7.35m x 3.08m)

Kitchen: 10'6 x 7'3 (3.20m x 2.21m)

### FIRST FLOOR

Landing

Shower Room: 5'10 x 5'5 (1.78m x 1.65m)

Separate Toilet

Bedroom 1: 11'4 x 10'6 (3.46m x 3.20m)

Bedroom 2: 12'1 x 10'6 (3.69m x 3.20m)

Bedroom 3: 8'7 x 7'2 (2.62m x 2.19m)

### OUTSIDE

Front Garden

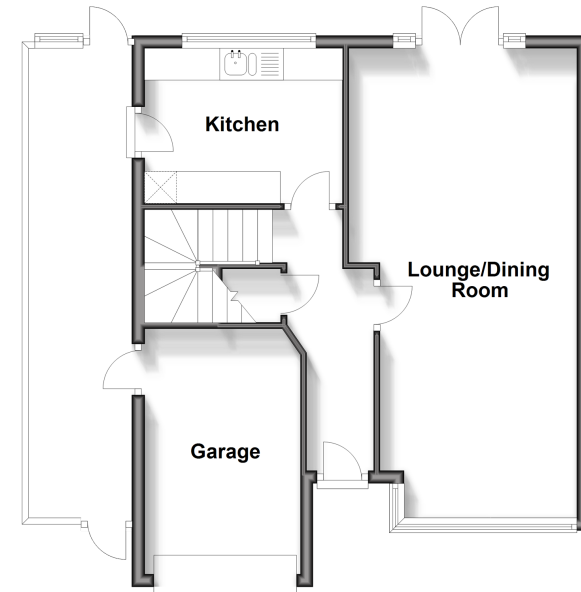
Rear Garden

Garage

Driveway

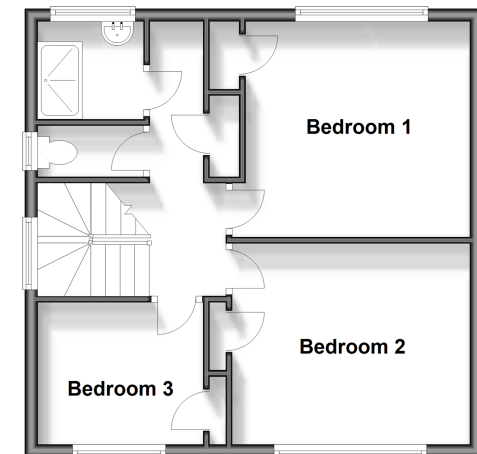
### Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.7 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
- 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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