



**OVER 60?**

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

**Price**

**£550,000**

**Freehold**

4x  2x  2x 

**Roman Lane,  
Southwater, Horsham,  
West Sussex, RH13**

**cubitt & west**  
Helping you move forwards





## Main features

- Detached family home located in Southwater village
- Great for home workers as there is a study and w.c. No chain
- Spacious 25ft kitchen/dining room overlooking the rear garden
- Lovely garden which gives access to the larger than average detached garage

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 18'3 up to bay x 11'7 (5.57m x 3.53m)

Kitchen / Dining Room : 25'1 x 10'3 (7.65m x 3.13m)

Utility / Cloakroom : 5'8 x 5'4 (1.73m x 1.63m)

Study: 8'3 x 6'6 (2.52m x 1.98m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 11'7 up to bay (4.27m x 3.53m)

En-suite Shower Room : 6'10 x 5'1 (2.08m x 1.55m)

Bedroom 2: 10'6 up to fitted wardrobes x 8'3 (3.20m x 2.52m)

Bedroom 3: 12'2 x 9'2 (3.71m x 2.80m)

Bedroom 4: 11'3 x 9'10 (3.43m x 3.00m)

Bathroom : 6'9 x 5'5 (2.06m x 1.65m)

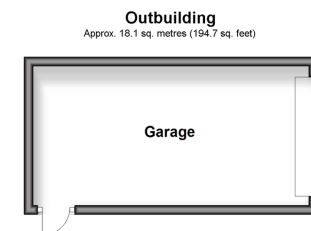
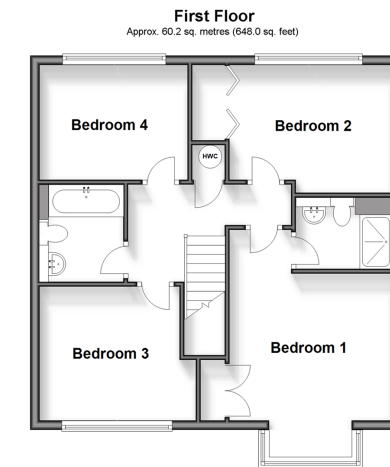
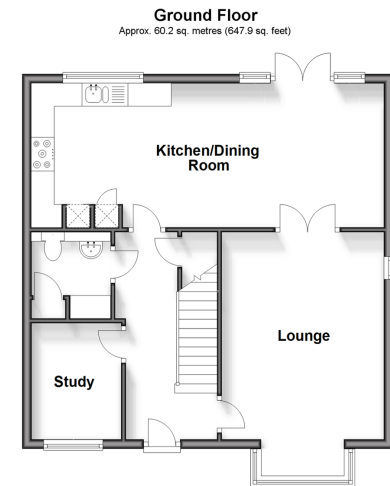
### OUTSIDE

Front Garden

Off Road Parking

Garage : 19'7 x 9'8 (5.97m x 2.95m)

Rear Garden



**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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