



**Price**  
**£525,000**

**Freehold**

4x  2x  1x 

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

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Lovely link-detached family home in a quiet close
- Offering 4 great bedrooms, one with a master en-suite shower room
- Spacious kitchen/dining room with modern fitted units
- Single garage, off road parking and visitor parking bays opposite
- Pretty rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen/Dining Room: 20'1 x 10'3 (6.13m x 3.13m)  
Lounge: 17'7 x 12'10 (5.36m x 3.91m)

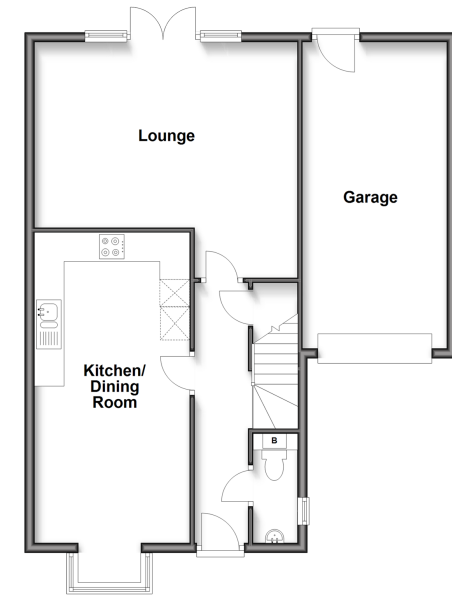
### FIRST FLOOR

Landing  
Bathroom  
Bedroom 1: 15'5 x 11'6 (4.70m x 3.51m)  
En-suite Shower Room: 6'9 x 4'10 (2.06m x 1.47m)  
Bedroom 2: 20'5 x 9'6 (6.23m x 2.90m)  
Bedroom 3: 12'1 x 10'2 (3.69m x 3.10m)  
Bedroom 4: 12'11 x 7'3 (3.94m x 2.21m)

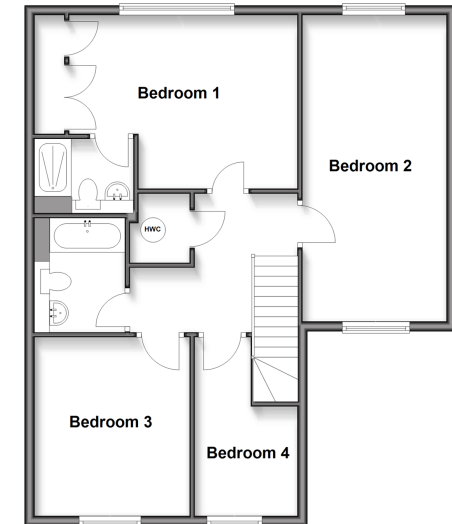
### OUTSIDE

Front Garden  
Rear Garden  
Garage  
Driveway

**Ground Floor**  
Approx. 73.7 sq. metres (793.8 sq. feet)



**First Floor**  
Approx. 73.2 sq. metres (788.3 sq. feet)



**Call Southwater - 01403 731901 ■ 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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