



Guide Price

£450,000

Freehold

3x  1x  2x 

**Smugglers Way, Barns
Green, Horsham, West
Sussex, RH13**

OVER 60?

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

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Helping you move forwards



Main features

- Vacant, chain free home
- Spacious bedrooms
- Rear extension providing additional kitchen space
- Popular village location
- Driveway for multiple cars

Accommodation

GROUND FLOOR

Hallway

Cloakroom

Study: 12'5 x 7'9 (3.79m x 2.36m)

Lounge/Diner: 24'3 x 11'9 (7.40m x 3.58m)

Kitchen: 20'4 x 16'10 (6.20m x 5.13m)

FIRST FLOOR

Landing

Bathroom: 8'6 x 7'11 (2.59m x 2.41m)

Bedroom 1: 11'3 x 11'2 (3.43m x 3.41m)

Bedroom 2: 11'2 x 10'5 (3.41m x 3.18m)

Bedroom 3: 8'9 x 7'2 (2.67m x 2.19m)

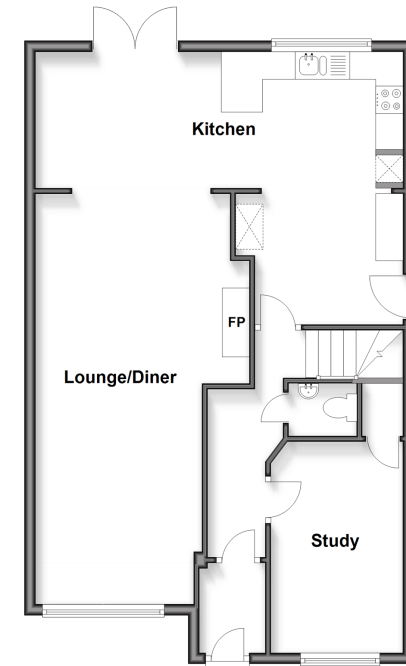
OUTSIDE

Front Garden

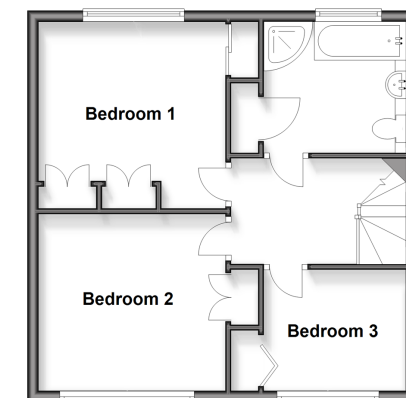
Rear Garden

Driveway

Ground Floor
Approx. 70.7 sq. metres (760.8 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.8 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 50% less, by purchasing a Lifetime Lease.



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