

**Guide Price**  
**£750,000**

**Freehold**

5x 3x 1x

**Grasmere Gardens,  
Horsham, West Sussex,  
RH12**

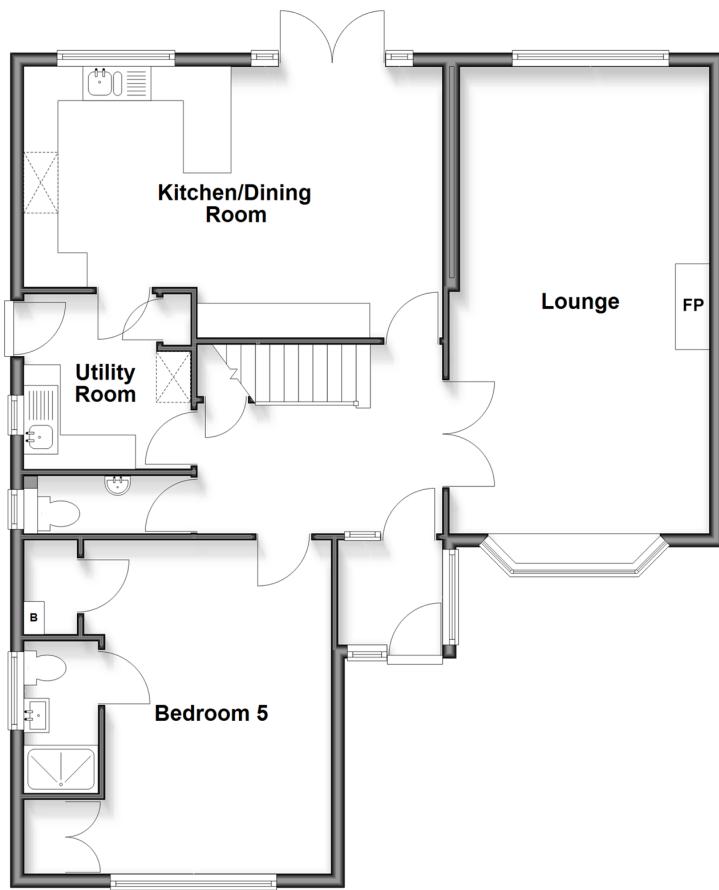
**OVER 60?**  
Secure this property  
for up to **59% less!**



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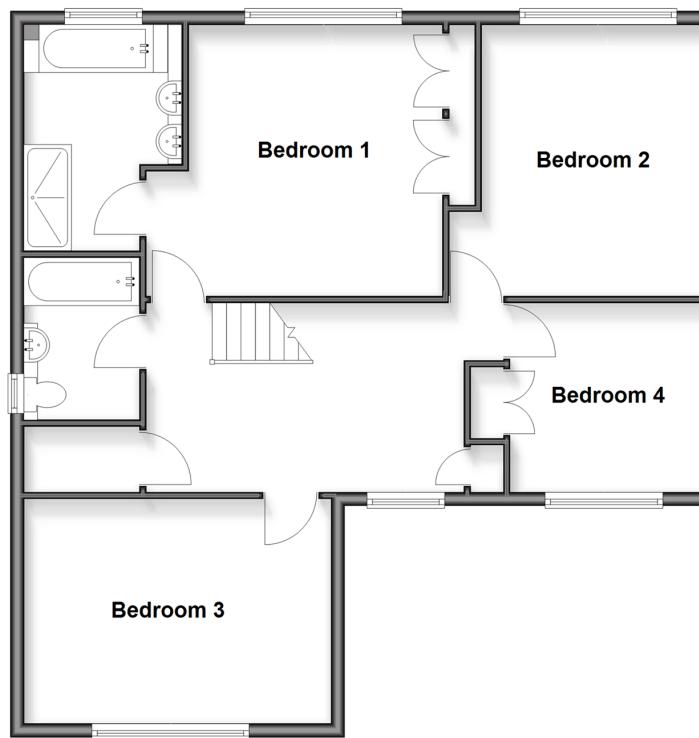
## Ground Floor

Approx. 95.1 sq. metres (1024.0 sq. feet)



## First Floor

Approx. 86.3 sq. metres (928.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Cloakroom  
Lounge: 22'5 x 12'6 (6.84m x 3.81m)  
Bedroom 5: 16'11 x 10'10 (5.16m x 3.30m)  
En Suite Shower Room: 7'3 x 3'0 (2.21m x 0.92m)

Utility Room: 8'5 x 8'4 (2.57m x 2.54m)

Kitchen/Dining room: 21'2 x 13'1 (6.46m x 3.99m)

### FIRST FLOOR

Galleried Landing

Bedroom 1: 13'0 x 11'11 up to fitted wardrobes (3.97m x 3.63m)

En Suite Shower Room: 11'3 x 7'8 (3.43m x 2.34m)

Bathroom: 7'9 x 5'6 (2.36m x 1.68m)

Bedroom 2: 15'3 x 10'7 (4.65m x 3.23m)

Bedroom 4: 10'10 up to fitted wardrobes x 9'2 (3.30m x 2.80m)

Bedroom 3: 13'1 x 11'11 (3.99m x 3.63m)

### OUTSIDE

Front & Rear Garden  
Off Road Parking



## Main features

- A beautifully presented family home
- Situated in the popular Heritage Estate
- With no onward chain the property is ready to move into
- Garage recently converted into a 5th bedroom with en-suite
- Spacious accommodation arranged around a good size entrance hall and galleried landing

### Nearest Schools

Primary Schools: St Robert Southwell Catholic Primary, Horsham 0.0 miles, Northholmes Junior School, Horsham 0.4 miles, All Saints CofE Primary 0.4 miles. Secondary Schools: Millais School 1.2 miles, Forest School, The 1.5 miles, Queen Elizabeth II Silver Jubilee School, 1.5 miles

### Transport Information

Train Stations: Littlehaven 0.6 miles, Horsham 1.5 miles, Faygate 1.8 miles

### Address

Grasmere Gardens, Horsham, West Sussex, RH12

### Directions

For directions to this property please contact us.



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■ 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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