



**Guide Price**  
**£440,000**

**Freehold**

3x  2x  2x 

**Forest Road, Horsham,  
West Sussex, RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- An extended family home near to Leechpool Woods and 98 bus route
- Convenience of a garage and driveway parking
- Huge scope to update, improve and add real value
- No onward chain
- Easy access to Horsham's Bypass and local shops

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Shower Room: 7'0 x 5'10 (2.14m x 1.78m)
- Family Room: 14'11 into bay x 12'0 (4.55m x 3.66m)
- Lounge/Dining Room: 15'11 x 12'0 (4.85m x 3.66m) narrowing to 13'0 x 9'9 at widest point (3.97m x 2.97m)
- Kitchen: 15'6 x 9'2 (4.73m x 2.80m)

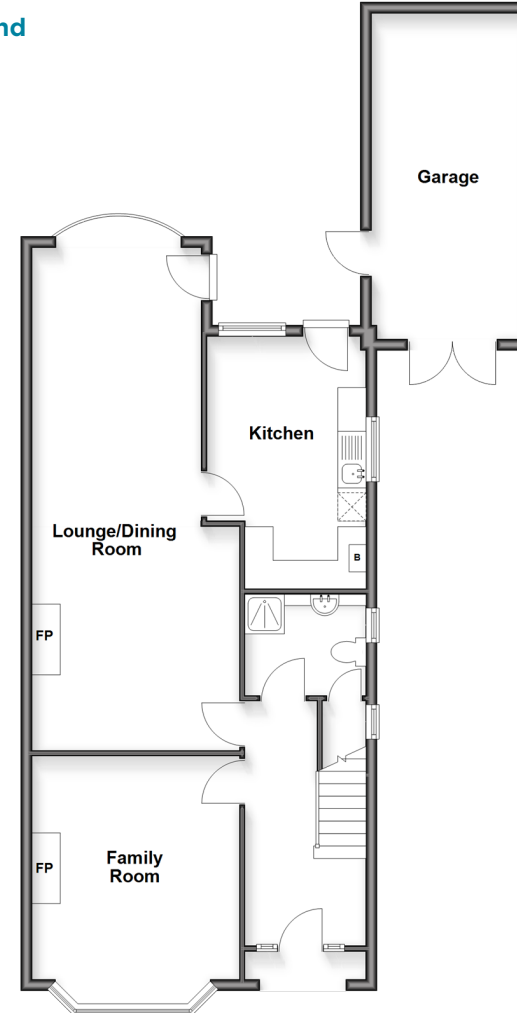
### FIRST FLOOR

- Landing
- Bedroom 1: 15'0 into bay x 10'10 (4.58m x 3.30m)
- Bedroom 3: 7'7 x 7'1 (2.31m x 2.16m)
- Bedroom 2: 13'1 x 12'2 (3.99m x 3.71m)
- Bathroom: 7'0 x 6'3 (2.14m x 1.91m)
- Separate Toilet

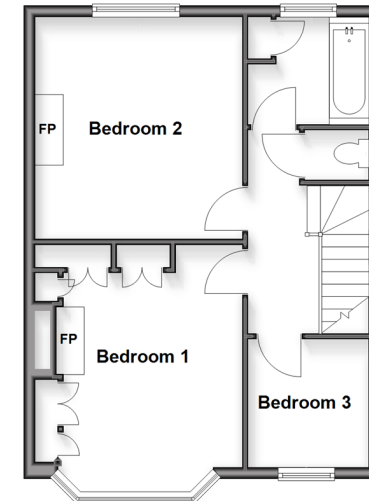
### OUTSIDE

- Garage & Driveway
- Front & Rear Garden

**Ground Floor**  
Approx. 88.3 sq. metres (950.1 sq. feet)



**First Floor**  
Approx. 47.7 sq. metres (513.8 sq. feet)



**Call Horsham - 01403 269268 ■ [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 50% less, by purchasing a Lifetime Lease



20918117/20251209/SEH/CB