

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

Guide Price

£500,000

Freehold

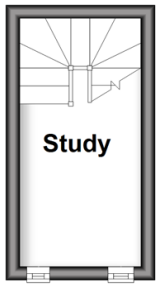
4x 2x 2x

Wellington Road,
Horsham, West Sussex,
RH12

cubitt&west
Helping you move forwards

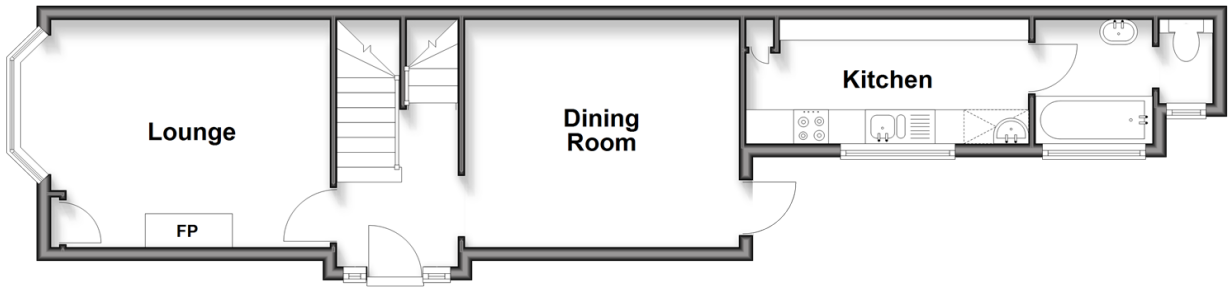
Basement

Approx. 6.3 sq. metres (68.1 sq. feet)



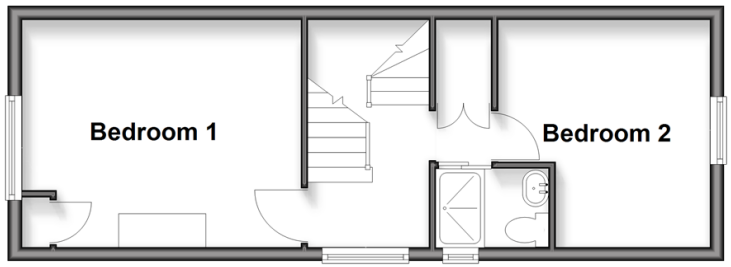
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



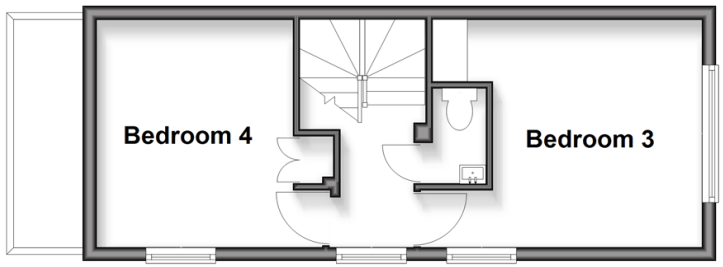
First Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



Second Floor

Approx. 29.6 sq. metres (318.8 sq. feet)
(excluding Eaves)



Accommodation

GROUND FLOOR

Entrance Hall
Dining Room: 15'5 x 10'11 (4.70m x 3.33m)
Lounge: 12'11 x 11'1 (3.94m x 3.38m)
Kitchen: 13'2 x 6'2 (4.02m x 1.88m)
Bathroom: 6'7 x 5'6 (2.01m x 1.68m)

BASEMENT

Cellar : 8'2 x 5'7 (2.49m x 1.70m)

FIRST FLOOR

Landing
Bedroom 1: 13'2 x 10'11 (4.02m x 3.33m)
Bedroom 2: 11'0 x 10'6 (3.36m x 3.20m)
En Suite Shower Room: 5'3 x 3'10 (1.60m x 1.17m)

SECOND FLOOR

Landing
Bedroom 3: 10'10 x 7'11 (3.30m x 2.41m)
Bedroom 4: 10'4 x 10'3 (3.15m x 3.13m)
Separate Toilet

OUTSIDE

Front & Rear Garden















Main features

- Prime location with The Carfax, train station and Horsham Park just a few moments walk away
- Beautifully presented and lovingly restored
- With no onward chain the property is ready to move into
- A modern, beautiful and practical kitchen, bathroom and shower room
- A clever use of space to create valuable storage areas throughout

Nearest Schools

Primary Schools: St Mary's CofE (Aided) Primary 0.6 miles, Arunside School, Horsham 1.1 miles, St John's Catholic Primary 1.1 miles
Secondary Schools: Millais School 1.4 miles, Tanbridge House School 1.5 miles, Forest School,The 1.6 miles

Transport Information

Train Stations: Horsham 0.7 miles, Littlehaven 2.3 miles, Christs Hospital 3.1 miles

Address

Wellington Road, Horsham, West Sussex, RH12

Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ cubittandwest.co.uk

The Property Ombudsman

INVESTORS IN PEOPLE

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING | CURRENT: C(70) | POTENTIAL: C(78)

20916231/20260915/EAS/CB