

OVER 60?

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



Guide Price
£850,000
Freehold

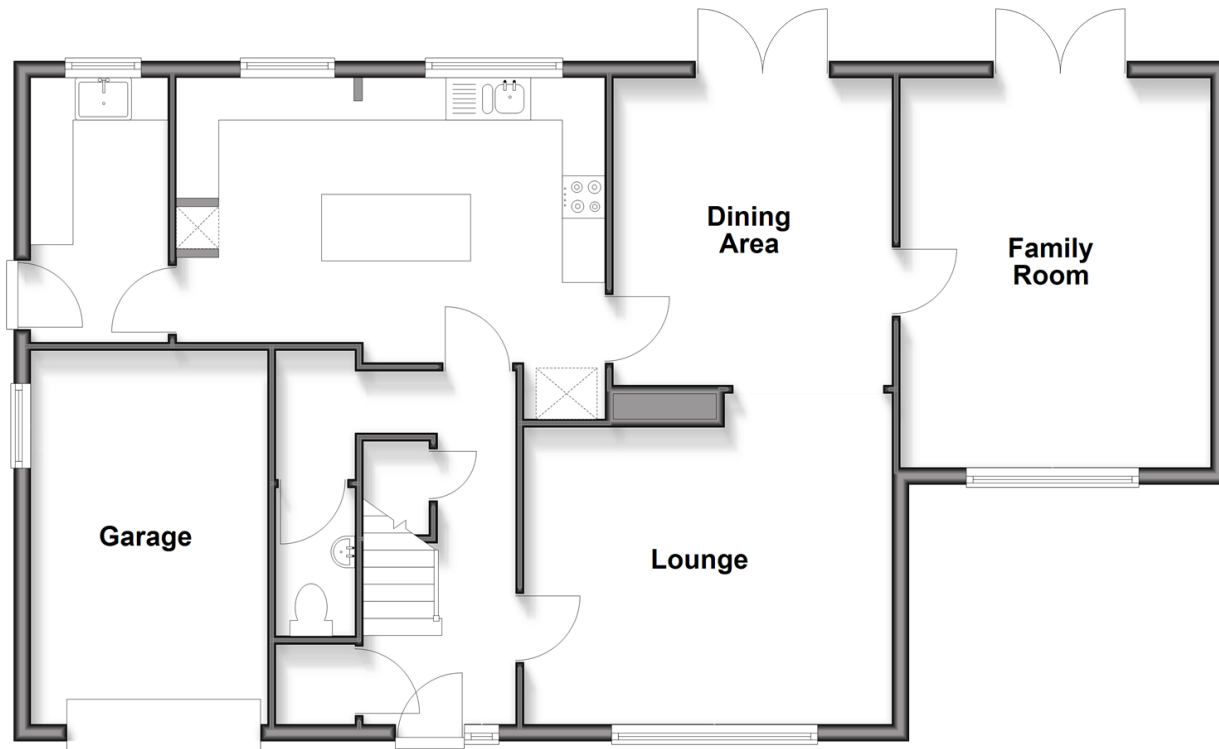
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Pollards Drive, Horsham, West Sussex,
RH13

cubitt & west
Helping you move forwards

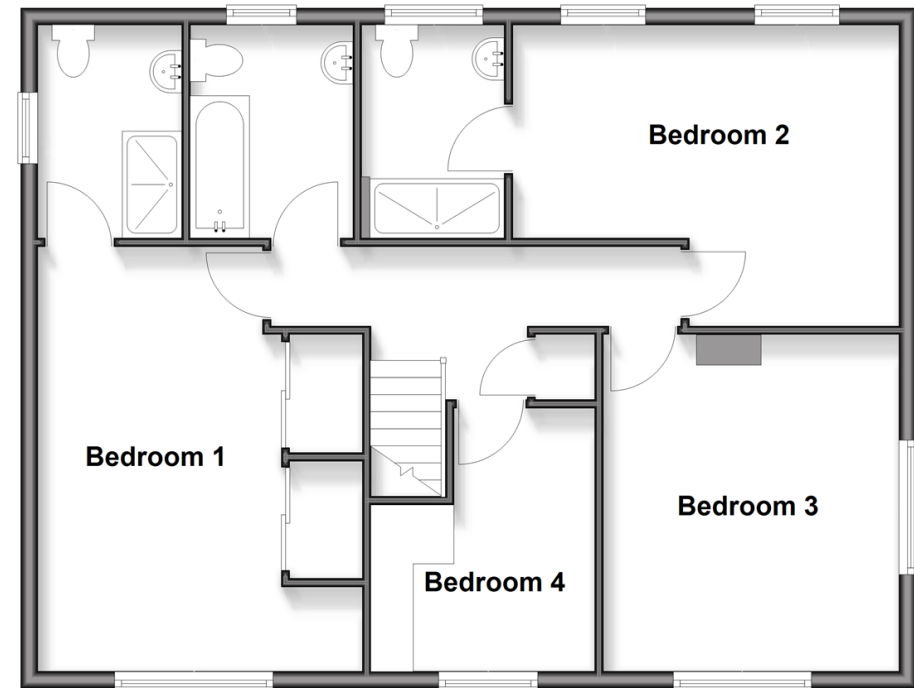
Ground Floor

Approx. 94.9 sq. metres (1021.7 sq. feet)



First Floor

Approx. 77.6 sq. metres (835.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'2 x 11'6 (4.32m x 3.51m)

Dining Room: 11'11 x 10'9 (3.63m x 3.28m)

Family Room: 15'1 x 12'0 (4.60m x 3.66m)

Kitchen: 16'6 x 11'4 (5.03m x 3.46m)

Utility Room: 10'5 x 5'3 (3.18m x 1.60m)

FIRST FLOOR

Landing

Bedroom 1: 16'8 x 11'11 (5.08m x 3.63m)

En-Suite Shower Room: 8'2 x 5'6 (2.49m x 1.68m)

Bedroom 2: 11'11 x 8'2 (3.63m x 2.49m)

En-Suite Shower Room

Bedroom 3: 13'1 x 11'9 (3.99m x 3.58m)

Bedroom 4: 10'3 x 8'9 (3.13m x 2.67m)

Bathroom: 8'2 x 5'9 (2.49m x 1.75m)

OUTSIDE

Garage

Driveway Parking

Front Garden

Rear Garden



Main features

- A large extended family home located in one of Horshams most sought after locations
- Good size rear garden
- Three reception rooms
- Millais and Forest catchment areas
- Short walk to train station and the town centre
- With no onward chain the property is ready to move into



Nearest Schools

Primary Schools: Kingslea Primary 0.2 miles, Heron Way Primary 0.5 miles, Leechpool Primary 0.6 miles

Secondary Schools: Millais School 0.1 miles, Forest School, The 0.4 miles, Queen Elizabeth II Silver Jubilee



Transport Information

Train Stations: Horsham 0.5 miles, Littlehaven 0.9 miles, Warnham 2.0 miles



Address

Pollards Drive, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ cubittandwest.co.uk



■ 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

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