



**Guide Price**  
**£300,000**

**Share of  
Freehold**

3x  1x  1x 

**Hanover Court, York  
Close, Horsham, West  
Sussex, RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious split level maisonette
- Large L shaped lounge/dining room with triple aspect
- No onward chain
- Short walk to mainline stations and Leechpool Woods
- Convenience of a garage en bloc and residents' parking area

## Accommodation

### FIRST FLOOR

Entrance Hallway

Lounge/Dining Room: 16'9 x 13'3 (5.11m x 4.04m)  
narrowing to 8'7 x 11'5 (2.62m x 3.48m)

Kitchen: 10'9 x 6'8 (3.28m x 2.03m)

### SECOND FLOOR

Landing

Bedroom 1: 13'6 x 10'1 up to alcove (4.12m x 3.08m)

Bedroom 2: 13'9 x 9'5 up to door well (4.19m x 2.87m)

Bedroom 3: 10'7 x 7'1 up to fitted wardrobes (3.23m x 2.16m)

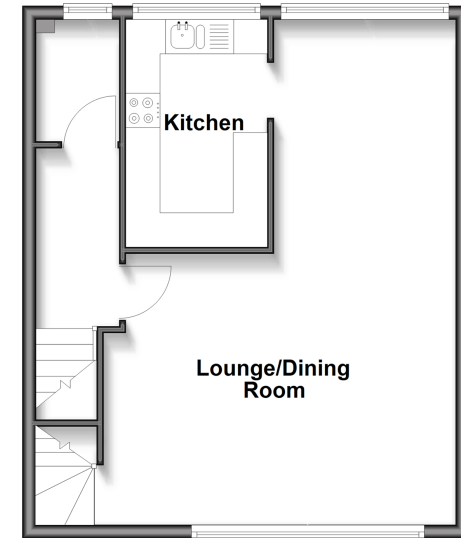
Bathroom: 7'7 x 6'2 (2.31m x 1.88m)

### OUTSIDE

Garage En Bloc  
Communal Garden  
Residents Parking

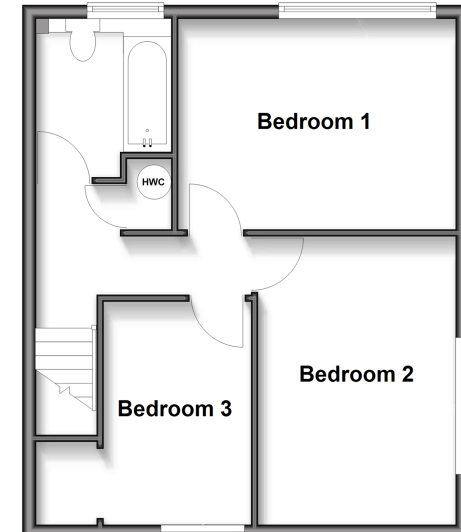
### First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



### Second Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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