



10 The Copse
 Southwater, West Sussex, RH13 9UG
 Guide Price £400,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to bring to the market this three bedroom end of terrace home, situated in a quiet cul-de-sac within walking distance of Southwater village. Presented in good condition throughout the accommodation comprises an entrance hall, sitting room opening to the dining room, kitchen/breakfast room, conservatory and integral garage on the ground floor. On the first floor there are three bedrooms and a bathroom. Outside to the front of the property is a driveway providing off road parking and to the rear is a secluded, low maintenance garden. The thriving village of Southwater has under-gone major development and improvement in recent years and now offers an outstanding Village Centre with numerous shops, stores and Health Centre situated within Lintott Square and hugely popular leisure and sporting facilities at Southwater Country Park. There are local, highly regarded junior schools with proven results and bus services to Horsham town, which is just over three miles distant. NO CHAIN

The accommodation comprises:

Entrance Hall

A convenient entrance space with fitted coir matt, radiator, high level fuse board and door to sitting room.

Sitting Room

A generously sized sitting room with Karndean flooring, front aspect window, radiator, stairs rising to the first floor and open to the dining room.

Dining Room

With painted brick partition wall, storage cupboard, space for dining table, radiator and French doors opening to the conservatory.

Conservatory

A double glazed conservatory with large vertical radiator, tiled floor and French doors opening to the garden.

Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops, composite sink and drainer with mixer tap over, integrated eye level oven with combination oven over, integrated four burner gas hob with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, rear aspect door to garden, internal door to garage.

From the Sitting Room, stairs rise to the **First Floor Landing** where there is a loft hatch accessing the loft space and doors to all rooms.

Bedroom 1

A large double bedroom spanning the width of the house, with dual front aspect windows, radiator and airing cupboard with shelving.

Bedroom 2

A further double bedroom with rear aspect window and radiator.

Bedroom 3

A single bedroom with rear aspect window and radiator.

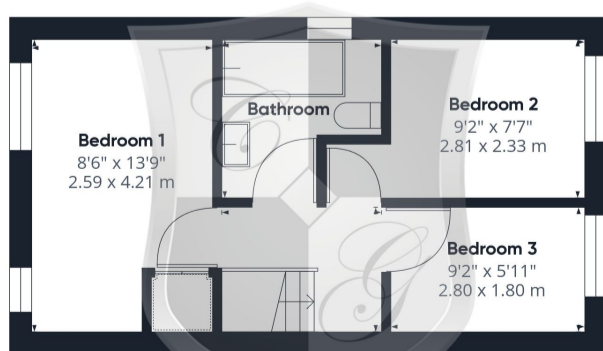
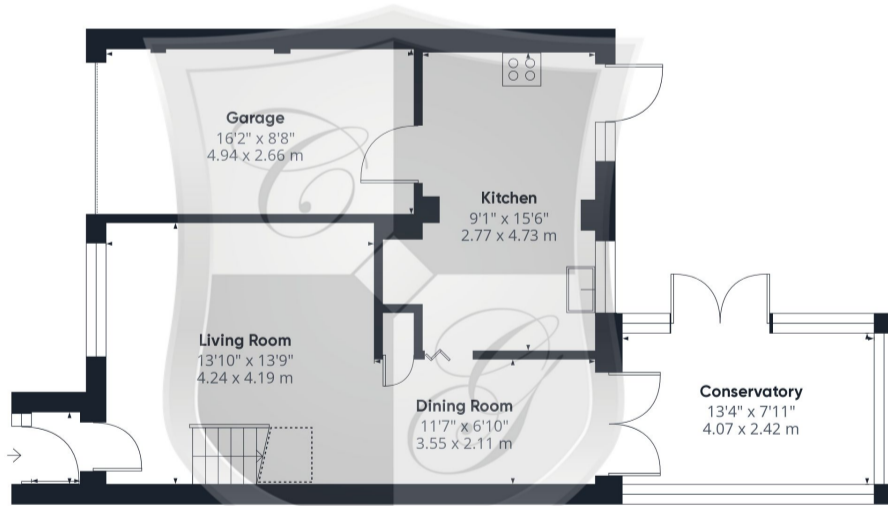
OUTSIDE

To the front of the property is a large area laid to lawn with a paved pathway leading to the front door and a concrete driveway providing off road parking and accessing the garage. To the rear is a fence enclosed garden which enjoys almost total seclusion and is mainly laid to lawn with a paved patio adjoining the rear of the property and the conservatory.

Council Tax Band— D

Ref: 24/5544/02/02

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area¹⁾

1025.67 ft²
95.29 m²

Reduced headroom

15.24 ft²
1.42 m²

Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
92-100	A		86
81-91	B		
69-80	C		67
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			

(1) Excluding balconies and terraces

⚠️ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

