



31 Martindales, Southwater

Guide Price £675,000

# 31 Martindales

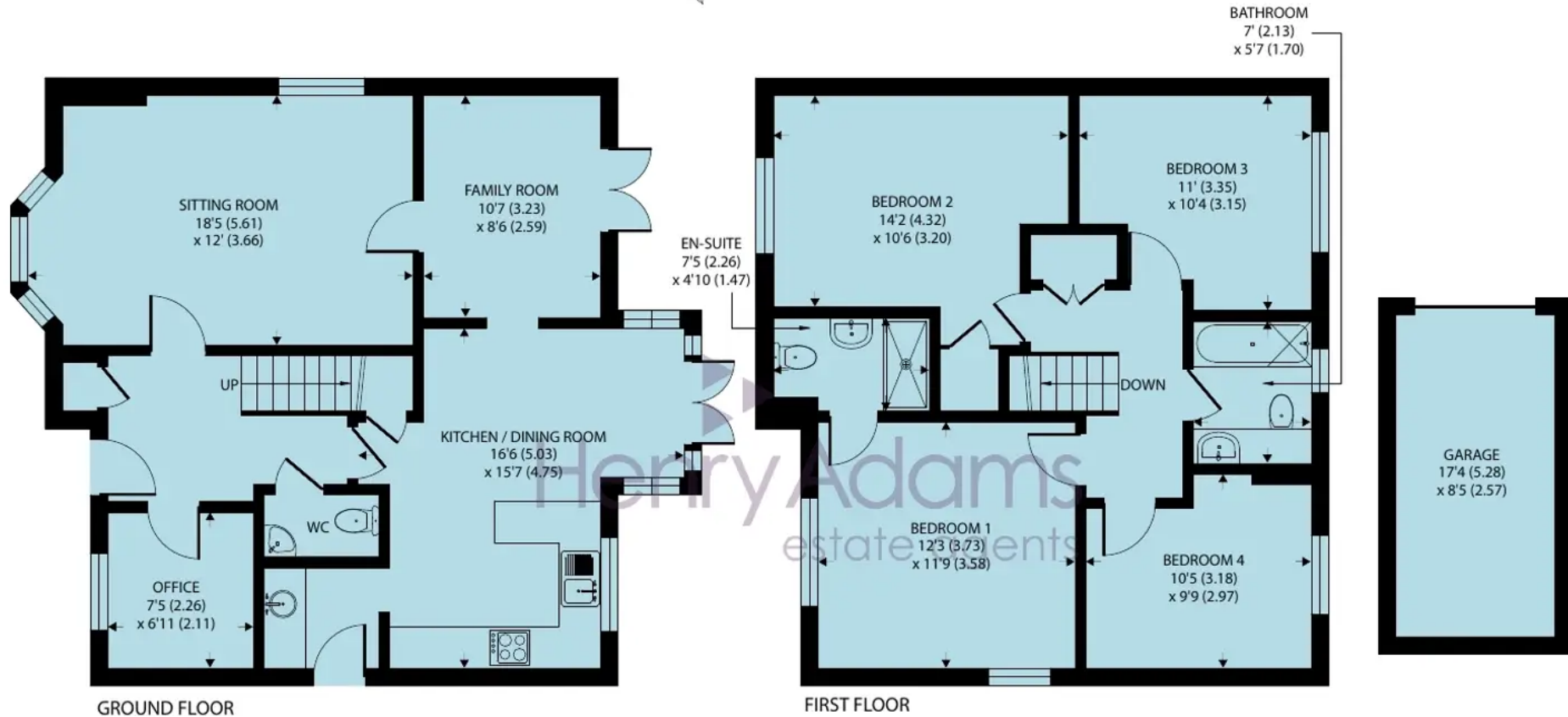
Southwater, Horsham

This well thought out, four bedroom, two bathroom family home has a superb blend of living and bedroom space arranged over two floors including a sitting room, family room, office/study, and a kitchen/dining room. It is ideally located with access to a selection of well regarded local schools, nearby countryside, and Horsham town centre with its shops, restaurants, and mainline train station. To the ground floor; the reception hallway welcomes you and leads into the kitchen/dining room which enjoys a direct access to the rear garden, the kitchen has a range of wall and base cabinets complimented with work surfaces flowing through and a selection of quality integrated appliances, there is a sit up breakfast bar and ample space for a dining table. The main sitting room has an aspect to the front of the property and has a light and airy feeling. Further space the ground floor includes a separate family room which direct access to the rear garden, an office/study and a cloakroom as well as a useful utility room. To the first floor; the main bedroom has a double aspect as well as an ensuite shower room with a walk-in shower, wash hand, basin and low-level WC. There are three further bedrooms plus a well equipped bathroom which has a wall mounted shower over the bath.

The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast.

- Four Bedrooms, Two Bathrooms
- Kitchen/Dining Room
- Garage and Driveway Parking
- Main Bedroom with En suite





## 31 Martindales, Southwater, Horsham, RH13 9AE

Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1555 sq ft / 144.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1094151



## Henry Adams - Horsham

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