



108 Timber Mill, Southwater
£475,000

108 Timber Mill

Southwater, Horsham

A delightful and surprisingly spacious three bedroom detached property situated in a sought after location in Southwater. On entering the property, you will walk into the inviting entrance hall with a convenient downstairs WC, ideal for guests. The heart of the home lies in the Modern Kitchen/Breakfast Room, designed for both functionality and style. The cosy Snug offers a tranquil retreat, perfect for relaxing evenings. A charming Garden Room overlooks the garden, creating a seamless indoor-outdoor living experience. The property further features three generously sized Bedrooms, offering ample space for a growing family. A Family Bathroom with modern fixtures and fittings. The attached Garage and driveway ensure hassle-free parking, adding to the convenience of this delightful residence.



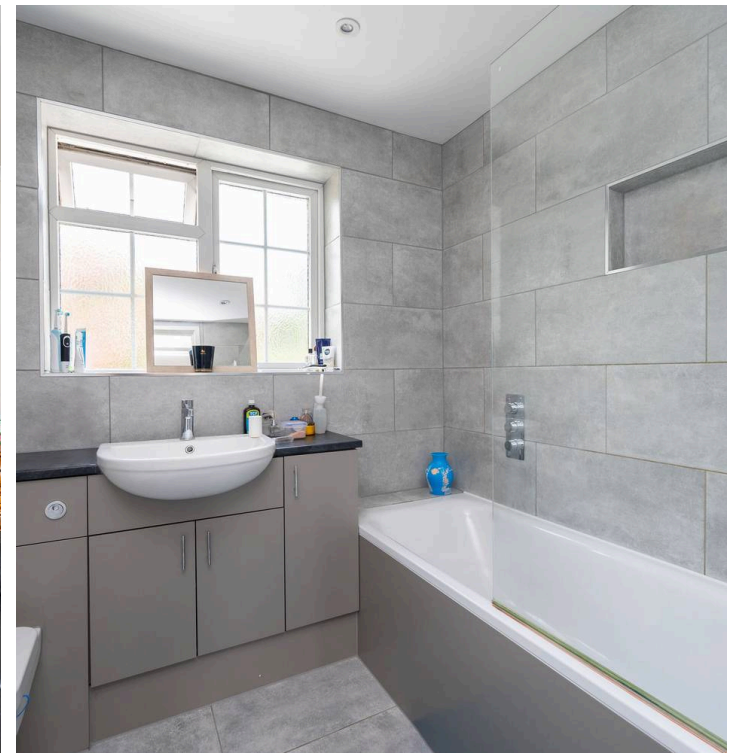
Outside the property continues to impress with a driveway leading to the garage. There is also a front lawn mainly laid to grass with path to the front door. To the rear of the property, the garden has been laid with astroturf with a decking area from the house perfect for outside entertaining. The property is situated in the popular village of Southwater in this sought after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Timber Mill, RH13

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft
Approximate Garage Internal Area = 12.2 sq m / 132 sq ft
Approximate Total Internal Area = 124.3 sq m / 1339 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.