



Nightingale House, Church Lane, Southwater

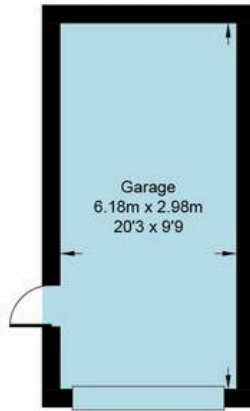
Guide Price £700,000

16 Church Lane

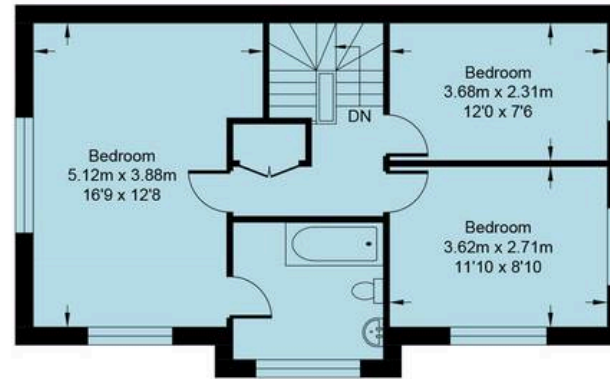
Southwater, Horsham

A stunning 5 bedroom property with garage and driveway for two cars situated in a popular development in Southwater. This property which is just over 2,5 years old is built to a high specification by Berkeley Homes and offers all the detail you would expect from a highly regarded company. The property offers spacious accommodation over three floors including a gorgeous modern kitchen breakfast room with French doors leading out to the garden, an equally impressive double aspect living room and large entrance hall. There is also a downstairs W.C. with hand basin. On the first floor the property continues to impress with two spacious bedrooms both ensuite. The master bedroom also benefits from a walk in wardrobe as well as a beautifully presented ensuite bathroom. There are fine details such as ingresses in the wall to hold shower gels and hidden behind the mirror is a good amount of storage. The second bedroom in addition to the ensuite has a built-in storage. On the landing is a large storage cupboard. The second floor has another large bedroom with ensuite bathroom including a bath/shower. There is a large storage airing cupboard on the landing and another two bedrooms.

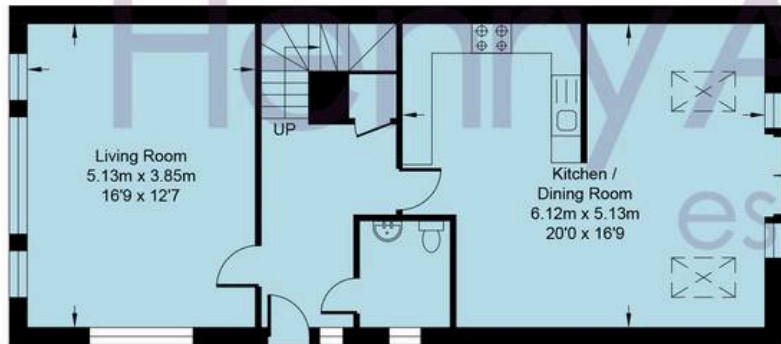




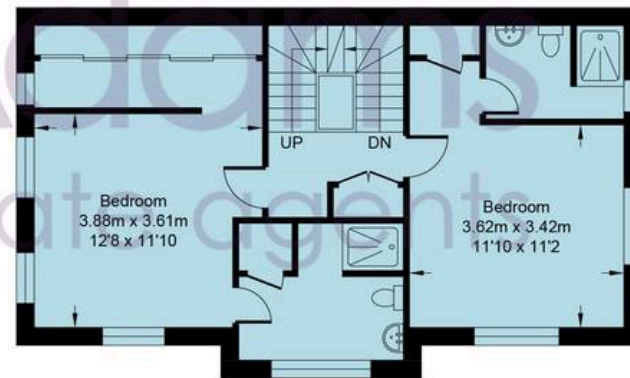
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Church lane

Approximate Area = 1800 sq ft / 167.2 sq m

Garage Area = 198 sq ft / 18.4 sq m

Total = 1998 sq ft / 185.6 sq m

For identification only - not to scale







Outside the property, from leaving the kitchen you will walk onto a delightful south facing area perfect for outside entertaining with steps leading down further to the garden which is mainly laid to lawn. At the end of the garden is the side access to the garage which has power and lighting. At the front of the garage is the driveway providing parking for two cars to this delightful property.

- Beautiful Townhouse Family Home
- Modern Decor Throughout
- Arranged over Three Floors
- Five Bedrooms, Three Bathrooms
- Two Reception Rooms
- Garage and Driveway Parking
- Located in a Popular Area in Southwater
- Close to Southwater Country Park and Southdowns Link Walkway
- Close to Well Regarded Schools
- Walking Distance to Excellent Bus Routes into Horsham

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 plus excellent educational facilities. Additionally, there are two very good junior schools in Southwater, Castlewood and the Southwater Academy. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guilford and Shoreham.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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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.