



**Netherton Close, Southwater, West Sussex, RH13 9BL.**  
Offers Over £700,000 Freehold



- Detached Family Home
- Cul de Sac Location
- Beautiful Garden
- Third of an Acre Plot
- No Chain Above
- Modernisation Required
- Garage with Own Drive
- Potential for Extension subject to planning
- Southwater Village Nearby
- EPC D

The owners of this home purchased the house from new back in the early 1960's. Specifically built and designed for the largest plot available and nestled in the quiet corner the home is now marketed for the first time.

The house although in need of modernisation offers huge potential and has great flexibility with bedrooms and facilities on both the ground and first floors.

As you enter the home, you are greeted by a large welcoming reception hall, in turn this gives access to all the main rooms.

The sitting room enjoys a treble aspect with views across the front gardens and close, the French doors lead out into the rear garden. The sitting room also has a feature fireplace (untested).



The kitchen/breakfast room is well fitted with wall and base units and ample work surfaces and sits adjacent to the dining room (currently used as a bedroom) and the Study so this could be opened up if required, there is also a useful utility room at the rear and a downstairs shower room with wc.

Moving to the first floor there is useful storage off the landing with the main bedroom now having a large ensuite shower room.

The second bedroom is also a large double room and the family bathroom completes the accommodation on the first floor.

#### Outside

One of main features of this home are the gardens , sitting in just over a third of an acre of mature landscaped gardens with a sweeping lawn to the rear and side, large vegetable garden, orchard and summerhouse, all enjoying a southerly aspect, there is

also a patio terrace and the whole garden enjoys a peaceful tranquillity rarely found. Perfect for family life and entertaining guests.

There are greenhouses and a number of sheds/ outbuildings.

The front garden is also lawned with some shrubs planted, the driveway gives off street parking and there is a garage with up and over door, power and light.

This is a home we feel will suit those buyers looking for a generational home to bring up their own family in a charming surrounding.

Southwater is a thriving village on the outskirts of Horsham and offers a new village centre providing a range of shopping facilities that include a supermarket, library and veterinary practice as well as a café, restaurant and village pub.

Southwater Country Park has 70 acres of lakes and

paths close to the village centre. The park contains a skate park, children's adventure playground and Southwater Water Sports Centre with facilities for sailing and canoeing.

There is direct access to the Downs Link footpath/cycleway from the Park. The beautiful Christ's Hospital School is nearby which houses the Bluecoat Sports Health and Fitness Centre. The village also has infant and junior schools, health centre and picturesque country park with lake and paths.

Southwater is close to the A24 which leads to the M23 and M25 with easy access to London and the South Coast. For those needing to commute, the nearby town of Horsham has a mainline station that has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes).



360 tour available on request.

For viewing arrangements, please call

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