



**Timber Mill, Southwater, West Sussex, RH13 9SY.
Offers In Excess Of £350,000 Freehold**


MARTIN&CO

Timber Mill, Southwater

Offers In Excess Of £350,000

- No Chain Above
- Three Bedrooms
- Ensuite to Main Bedroom
- Family Bathroom
- Garden
- EPC D

Lovely three bedroom terrace home with private garden. Situated in the sought after and popular village of Southwater.

Viewing recommended.



This property is offered for sale with no chain above and in our opinion makes an ideal first time purchase to grow into.

The home has been improved to provide a spacious feel throughout with flexible accommodation and the addition of the ensuite shower room gives a more usable family space.

Upon entering the home you are greeted by a welcoming hallway giving direct access through into the modern kitchen, fitted with a range of wall and base units with some integrated appliances and a rear door that leads into the useful sun room.



The main sitting room has a front aspect with access through to the rear reception room, having flexible use this room enjoys the garden vista.

Moving to the first floor the three bedrooms are all a good size with the main bedroom now having its own ensuite shower room.

The family bathroom has been fitted with a modern suite with a shower above the bath.

Outside

At the front the houses are set back from the road with a good size lawned garden, there is an outside storage cupboard with storm porch over.

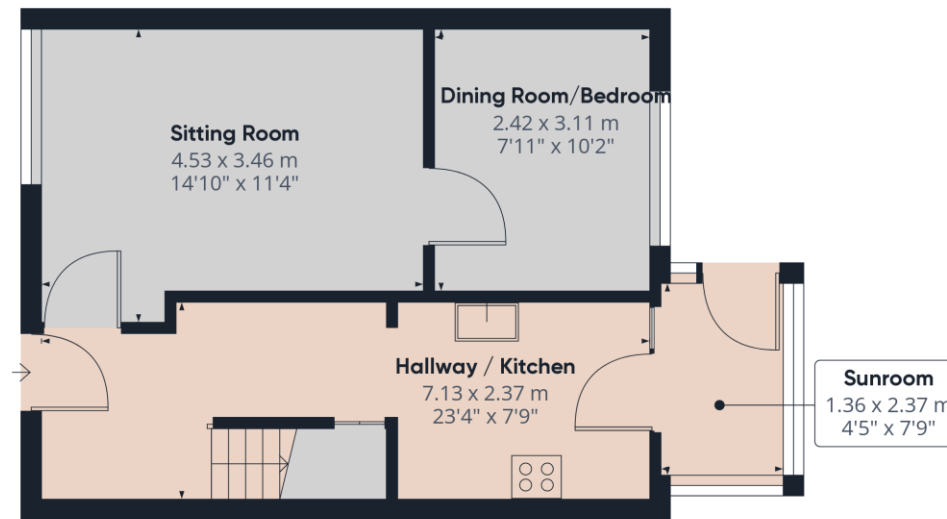
The rear garden enjoys a good degree of privacy with a gate at the back leading the parking area.

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.

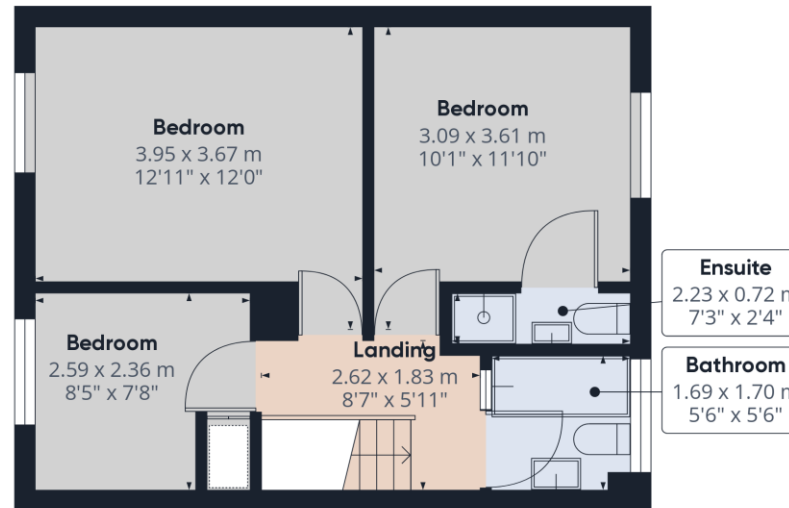
Southwater Country Park has 70 acres of lakes and paths close to the village centre. The Park contains a skate park, children's adventure playground and Southwater Water Sports Centre with facilities for sailing and canoeing.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

79.44 m²
855.11 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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