



**Eames View
Southwater
Horsham
RH13 9FE**

**Per Calendar Month
£3,000.00**

**Eames View,
Southwater, Horsham RH13 9FE**



THE PROPERTY

This spectacular detached new build property located on the Berkeley Holmes development of Broadacres, Southwater. The "Fieldare" offers five double bedrooms, two reception rooms and open-plan kitchen/diner. It has been finished to an extremely high standard throughout, with luxury fixtures and fittings. The property opens into a well sized hallway, with two reception rooms, there is also a large under-stairs cupboard and a good-sized WC. As you approach the rear of the property there are white, window paned double doors, allowing access to the large (15'7 x 28'9) open plan kitchen/dining area. The stunning kitchen is well-presented and finished to an extremely high standard offering integrated double oven, a Bosch hob with six rings, fridge/freezer and wine fridge. To the rear of the kitchen, there is a door that leads onto a spacious utility room with access out to the side of the property. Completing the kitchen there are French doors that lead out onto the east-facing garden. One of the reception rooms would host a wonderful living area, with bay windows that look out onto the front of the property. The second reception room would make a perfect study, also boasting bay windows, offering lots of light. As you proceed up the curved staircase, there are five double bedrooms, all boasting a lot of light and ample space. As you walk across the landing there is a large storage cupboard and as you approach the end, there is a large family bathroom complete with bath and handheld shower attachment, a large walk-in shower that boasts a rainfall fitting. The main bedroom offers a great space with built in wardrobes, with a lovely country-side view over the cricket club greenery. The luxury

en-suite bathroom is finished to a high standard with walk-in shower, also boasting a rainfall shower feature, mirrored cupboard space above the sink and heated towel rail.

OUTSIDE At the rear of the property, there is a good sized, east-facing, lawn garden, with patio area, perfect for hosting barbecues and spending time with family. Adjacent to the property, there is rear access to a double garage, which also offers two additional parking spaces to the front of the property. To the front of the property there is a small, well-maintained garden.

LOCATION Broadacres is a new development set in the village of Southwater and is well located just three miles from the local town of Horsham and benefits from a regular transport links to Horsham town centre. Southwater is a sought after village that is ever-expanding and becoming a popular place to live within the Horsham District. It offers a semi-rural culture as well as access to local shops, amenities and good schools. The Downs Link bridleway and footpath also offers ample access to walking and riding in the surrounding countryside.





Buses

5 mins walk



Shops

5 mins walk



Trains

Horsham – 3.9 miles



Airport

Gatwick
21 miles



Roads

A24



Sport & Leisure

Bluecoat Sports & Fitness
2.8 miles



Sales Price

£TBC



Schools

Southwater infant Academy
Tanbridge Secondary



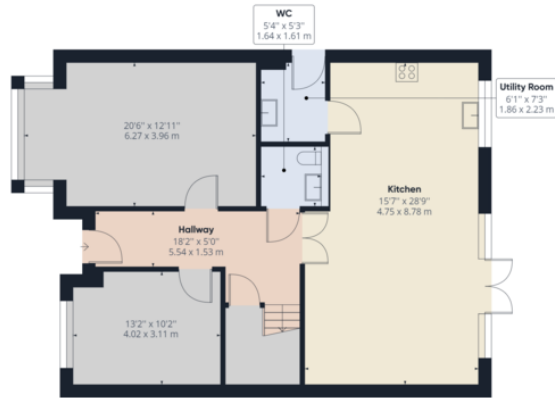
Broadband

Up to +500 Mbps



Council Tax

Band G



Ground Floor Building 1



Floor 1 Building 1

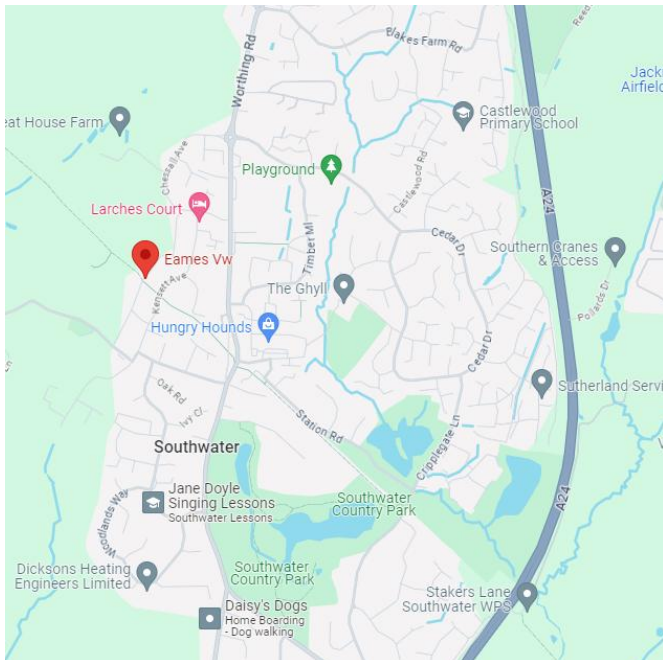
Approximate total area⁽¹⁾
1859.04 ft²
172.71 m²

(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

Map Location



Total Approximate Floor Area
1859.04 ft² / 172.71 m²

EPC Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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