



**Camelot Close
Southwater, RH13 9XP**

**Guide Price
£450,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Camelot Close, Southwater, RH13 9XP



LOCATION

This fantastic detached three bedroom home is positioned in a popular village location. Southwater village centre is only 3.5 miles from Horsham town centre with its wide range of restaurants, shops and recreational facilities. The village itself boasts a village centre named Lintot Square, where you will find a Co-operative shop, Boots Pharmacy and post office, amongst other independent traders. The property is located within walking distance of the village centre and further benefits from two schools and a 90 acre country park. Due to the property's convenient location, it provides easy access to the A24, A272 and A264.

PROPERTY

Tenure: Freehold

Presenting an outstanding detached property for sale, positioned in a peaceful and quiet location with a strong local community. This residence is perfect for families, providing easy access to nearby schools, local amenities, green spaces, parks, and walking routes. The property is in good condition and offers an array of unique features that add to its charm and functionality. Upon entering, you are welcomed by a spacious entrance hallway leading to a downstairs WC, adding an extra touch of convenience and a natural flow to the ground floor space. The house comprises of a generous reception room, one kitchen, three bedrooms, and one bathroom. The reception room is a delightful space with a garden view, access to the garden, and an inviting lounge/diner area accentuated by a beautiful bay window. The separate kitchen is a dream, offering

plenty of workspace, ample storage, and direct access to the rear garden. It is a well-lit and airy space that encourages culinary creativity. The property boasts three bedrooms; two spacious double bedrooms with built-in wardrobes and a single bedroom with natural light. The first and second bedrooms are particularly roomy, with ample storage in the form of built-in wardrobes. The third bedroom, though smaller, benefits from natural light, creating a bright and inviting space. The modern bathroom is a highlight of the house. It features a shower over the bath and is bathed in natural light, making it a relaxing sanctuary.

OUTSIDE

Outside, the well-maintained rear garden, with its lawn, patio, mature shrubs, and side access, offers a serene space for relaxation and outdoor enjoyment. The front of the property is equally appealing with a driveway, front garden, and a detached garage. This property is an ideal home for families looking to live in a tranquil environment with easy access to essential amenities. It combines the best of comfort and convenience, offering spacious interiors, a well-arranged layout, and a welcoming outdoor space. The property's good condition and unique features make it a standout choice for potential homeowners.





Buses

1 minute walk



Shops

Lintot Square
0.9 miles



Trains

Horsham – 3.7 miles
Christ's Hospital – 4 miles



Airport

Gatwick
18 miles



Roads

M23
10.3 miles



Sport & Leisure

The Ghyll
0.3 miles



Rental Income

£1,600 pcm



Schools

Southwater
Infant/Junior Academy
Castlewood Primary
Tanbridge House



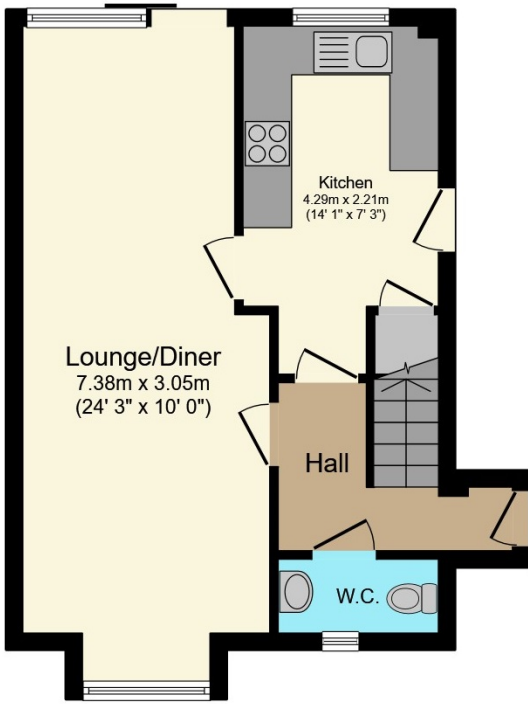
Broadband

Up to 500 Mbps

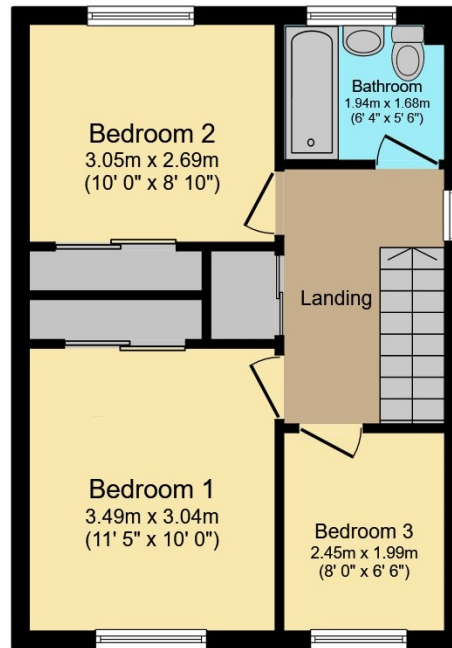


Council Tax

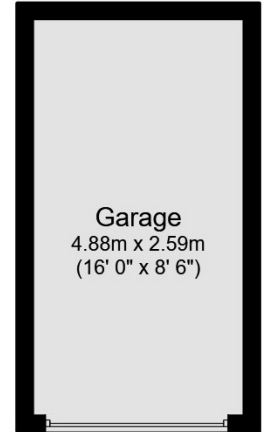
Band E



Ground Floor

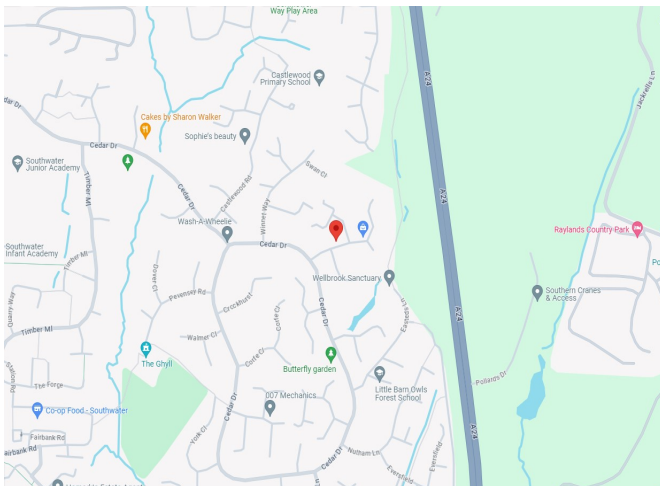


First Floor



Garage

Map Location



Total Approximate Floor Area
980 sq ft / 91 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

