



Sales.

Fairbank Road,
Southwater RH13 9LH

£200,000



Fairbank Road,
Southwater RH13 9LH



LOCATION Tucked away in a peaceful cul-de-sac just moments from the heart of Southwater village, this bright and contemporary apartment offers unbeatable access to local life. Step out to find everything on your doorstep - including the Co-Op, pharmacy, barbers, cafés, gym, doctors' surgery, and one of the area's most popular Indian restaurants. With Southwater Country Park and the Downs Link just a short stroll away, it's perfect for those who love green space and dog walks. Horsham town is just a 10-minute drive or accessible via regular buses, with fast links to London and Gatwick via the A24, M23, and rail.

PROPERTY Beautifully presented and filled with natural light, this modern one-bedroom first-floor apartment is ideal for first-time buyers, investors, or downsizers looking for comfort and style in a highly desirable village setting. The property opens into a spacious hallway with ample built-in storage, setting the tone for the airy, open layout. At its heart is a superb open-plan living, kitchen and dining area, perfect for entertaining or relaxing - complete with a Juliet balcony that frames views of the trees beyond, bringing the outside in. The kitchen is modern and well-equipped, with generous worktops and integrated appliances, while the double bedroom is a restful space with room for wardrobes and furnishings. The bathroom is fresh and contemporary, ideal for modern living.

OUTSIDE & PARKING Outside, the property benefits from a private allocated parking space, always ensuring convenience. The block is set back from the road with well-maintained communal with areas green spaces close by, adding sense of space and relaxing feel. A secure entry phone system provides peace of mind, and the building includes lift access to all floors. Set in a quiet corner of the development yet moments from village life.



ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 years from 15 December 2006

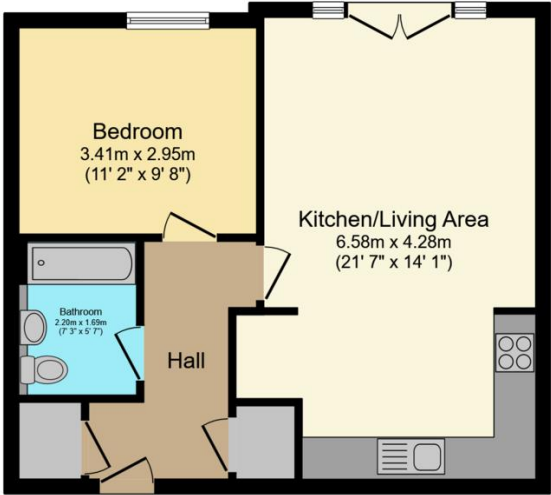
Service Charge: £tbc per annum

Ground Rent: £tbc per annum

Council Tax Band: B

Total Approximate Floor Area
521 sq ft / 48.4 sq m

Viewing arrangements by
appointment through :
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



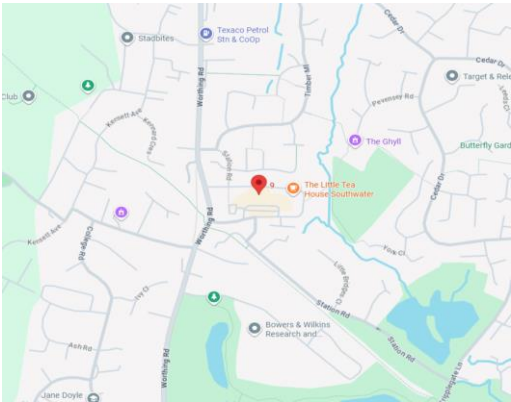
Floor Plan
Floor area 48.4 sq.m. (521 sq.ft.)

Total floor area: 48.4 sq.m. (521 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



EPC Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

Residential sales, lettings,
land and new homes.

01403 272022
brocktaylor.co.uk
2-6 East Street, Horsham, West Sussex, RH12 1HL

Buses
Co-op Food
1 minute walk

Shops
Co-op Food
1 minute walk

Trains
Horsham
3.8 miles

Sport & Leisure
The Ghyll
0.3 miles

Rental Income
£ TBC pcm

Schools
Southwater Academy
Tanbridge House School

Broadband
Up to 400 Mbps

Roads
M23
9.9 miles

Council Tax
Band
B