



12, Rapley Rise | Southwater | West Sussex | RH13 9FL

 **FOWLERS**
ESTATE AGENTS



12, Rapley Rise

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£415,000 GUIDE PRICE.

An immaculately presented semi-detached home built approximately seven years ago by the highly regarded developer Berkeley Homes. The property offers modern and stylish accommodation throughout. On the first floor, there are two spacious double bedrooms, each benefitting from its own contemporary ensuite. The ground floor features a bright and airy open plan living space, incorporating a thoughtfully designed kitchen with ample worktop and cupboard space. French doors open onto the private rear garden, which includes a storage shed and a rear access gate for added convenience. To the front, the property overlooks a beautiful grassed open space with a striking oak tree, providing an attractive outlook. Further benefits include two allocated parking spaces, visitor parking, and a peaceful setting on a no-through road. The location is exceptional, within easy walking distance of village amenities and the beautiful Southwater Country Park, as well as offering convenient access to the A24. Excellent transport links include nearby train stations at Christ's Hospital and Horsham, ideal for commuters. This sought-after area is perfect for families, with well-regarded local schools and the Downs Link close by, providing easy access to scenic countryside walks and cycle routes.



Entrance

A pathway leads to a decorative pitched porch over the front door.

Hall

Fitted door mat and hardwood flooring throughout the ground floor, radiator, access to a utility cupboard which houses the washing machine and tumble dryer.

Cloakroom

W.C with hidden cistern, sink with mixer tap and fitted mirror.



Open Plan Kitchen/Diner/Lounge

Stylish open-plan kitchen with an inset 1.5 stainless steel sink and mixer tap, integrated Zanussi appliances including eye-level oven with microwave above, induction hob, dishwasher and fridge/freezer. Complemented by sleek wall and base units, generous worktops, open wine storage and shelving, perfect for modern living and entertaining. The kitchen opens into a bright lounge/diner, a lovely space with French doors leading out to the patio and garden. There is also a large understairs storage cupboard.

Landing

Access to the boarded roof space via pull down ladder, there is also a light.

Bedroom One

Aspect to the front with a large double glazed picture window with radiator beneath, door leads to:

Ensuite

Contemporary bathroom featuring a bath with shower over and glass screen, WC with hidden cistern, stylish sink with mixer tap, fitted mirror, and a heated towel rail.



Bedroom Two

Aspect to the rear with tastefully refitted wardrobes, window with radiator beneath, door leading to:

Ensuite

Modern shower room with a large glass-enclosed shower, WC with hidden cistern, stylish sink with mixer tap, heated towel rail, and a spacious fitted mirrored cupboard.

Rear Garden

Lovely rear garden featuring a patio, lawn with stepping stones leading to three steps with built in wooden sleeper planters either side up to a decked seating area, ideal for relaxing or entertaining. The garden also benefits from a shed and a rear access gate for added convenience. The garden is enclosed by close boarded garden fencing and there is a water tap and electric socket.

Allocated Parking

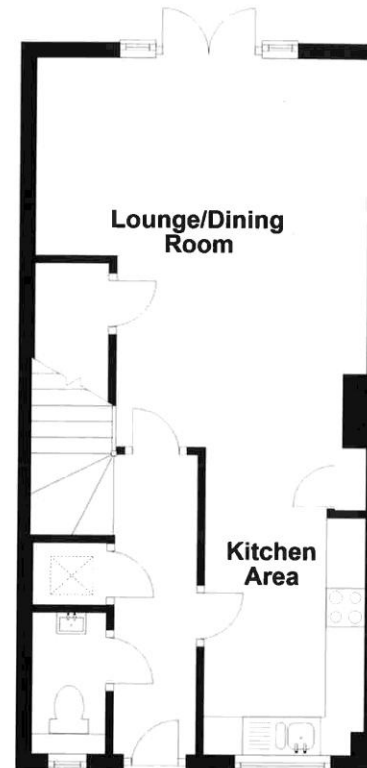
There are 2 allocated parking spaces along with visitor parking spaces.

EPC RATING= B
COUNCIL TAX BAND= C
ANNUAL SERVICE CHARGE=
£398.85



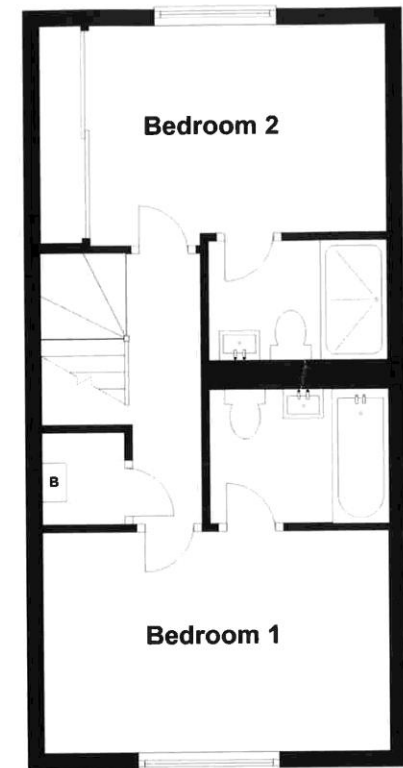
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



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Managing Director:
Marcel Hoad



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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