

37 Rush Gardens
Southwater, Horsham, West Sussex, RH13 9JX
Guide Price £440,000 Freehold



COURTNEY
GREEN
Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this nearly new, very well appointed two double bedroom, two en-suite end of terrace home, situated on the highly acclaimed Broadacres development in Southwater village. The concept of the Broadacres development is that of a classic English village culture where the traditionally styled homes, attractive street scenes, and landscaped communal areas create a real sense of community, yet in a location which is close to local amenities, leisure facilities and transport links to London, Gatwick Airport and the coast. Built by Berkeley Homes in 2023 as part of the most recent phase, this handsome home is presented immaculately throughout, and enjoys a uniquely private aspect to the rear. The accommodation in brief comprises a high specification kitchen with built-in appliances, a bright and spacious sitting/dining room, and a cloakroom completing the ground floor. On the first floor there are two double bedrooms, one with an en-suite shower room, one with an en-suite bathroom, a further storage cupboard and a generous loft space. Outside to the rear there is a wonderfully private garden, and to the front is allocated parking for two cars. Specifications include an individually designed kitchen by Alno, contemporary styled bathrooms incorporating Laufen suites with Hansgrohe fittings, highly efficient gas fired central heating, USB charging points, Sky Q and Cat 6 capability, Amtico flooring and remainder of NHBC warranty. Broadacres enjoys a friendly community with direct access to the scenic South Downs, excellent local schools, local shops including eateries and a pharmacy, fantastic sporting facilities with Southwater Country Park and the recently completed sports pavilion and children's play area. Viewings are highly recommended to appreciate this property's finer qualities.

The accommodation comprises:

Covered entrance area with front Door to

Entrance Hall

A spacious entrance hall with fitted coir matt, Amtico flooring, radiator, utility cupboard with space and plumbing for washing machine and downlighting.

Cloakroom

Frosted double-glazed front aspect window, low-level WC with concealed dual flush, wall mounted wash hand basin with chrome mixer tap, heated towel rail, inset mirror, continuation of Amtico flooring, downlighting.

Kitchen

The beautifully finished and individual kitchen comprises a range of eye and base level cabinets with complementing stone worktop surfaces and tiled splashbacks, a stainless steel recessed sink with chrome mixer tap, Bosch touch control induction hob with concealed extractor over, Bosch eye level oven and integrated fridge/freezer, integrated dishwasher, radiator, under-cabinet lighting, continuation of Amtico flooring, downlighting and front aspect window.

Sitting/Dining Room

Double-glazed rear aspect with French Doors to the rear garden, two radiators, under stairs cupboard with consumer unit, meters and media centre.

From the **Entrance Hall** the stairs rise to the

First Floor Landing

With loft hatch, radiator, large airing cupboard housing gas fired boiler.

Principal Bedroom

This large double bedroom has a rear aspect window with radiator beneath, full width fitted wardrobes with sliding doors, hanging rails and shelving.

Luxury En-Suite Shower Room

A contemporary styled Laufen suite comprising a large walk in shower, glass shower screen with pivot screen return, shower control, handheld shower attachment and rainfall shower head, wall mounted wash hand basin with mixer tap, low-level WC with concealed dual flush, recessed cabinet with mirrored doors, light and shaver point, heated towel radiator, ceramic tiled flooring and walls, downlighting and extractor fan.

Bedroom 2

A further large double bedroom with a front aspect window and radiator beneath.

Ensuite Bathroom

A luxurious Laufen suite comprising panel enclosed bath with bath filler tap and shower attachment over, wall mounted vanity wash hand basin with chrome mixer tap, low-level W.C with concealed dual flush cistern, recessed mirror and shaver point, heated towel radiator, ceramic tiled flooring, downlighting and extractor fan.

OUTSIDE

To the front of the property there are two allocated parking spaces, a neatly landscaped front garden with bark chip and shrub areas and an Indian sandstone path leading to the front door and gated side access.

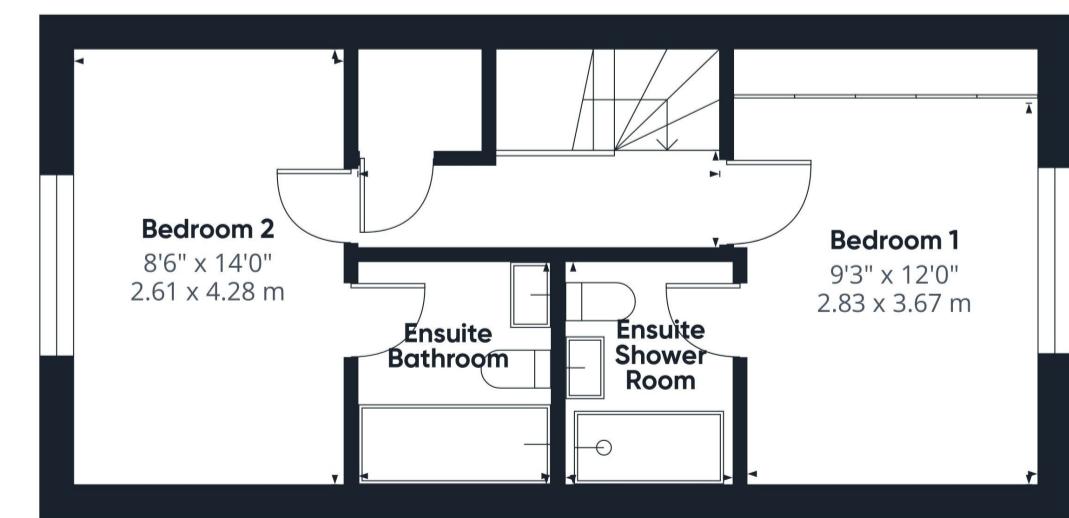
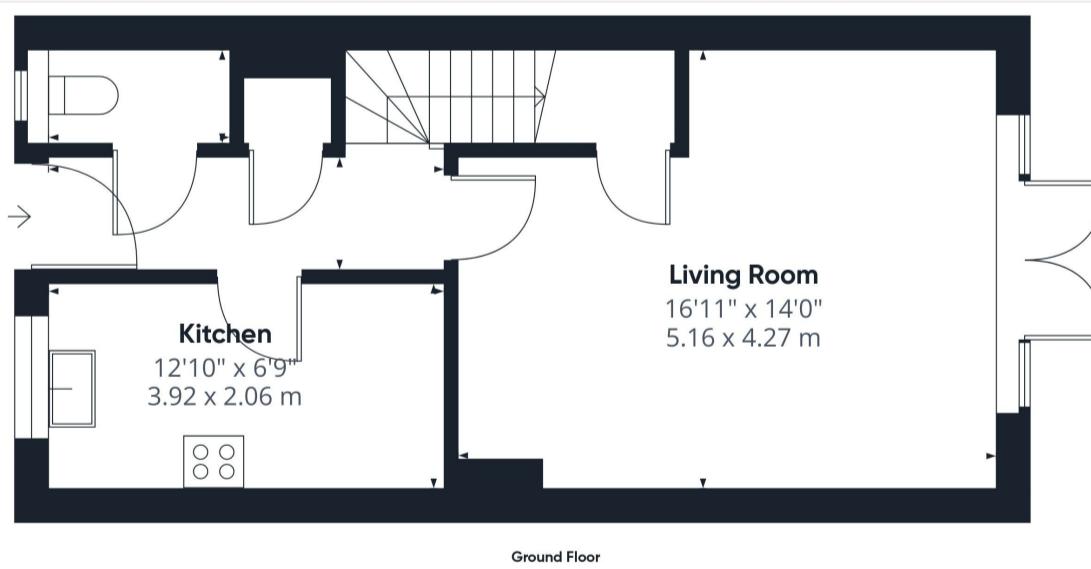
To the rear, the garden is wonderfully secluded and is mainly laid to lawn with a full width paved patio and pathway leading to the gated side access, there is also a timber shed.

ESTATE'S CHARGE: £348.22 For the period 1st April 2025- 31st March 2026

Council Tax Band - C

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/ 5801/19/05



Approximate total area⁽¹⁾

794 ft²

73.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A	96
(92 plus)		
(81-81)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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