



60 Kensett Avenue  
Southwater, Horsham, West Sussex, RH13 9FF  
Guide Price £475,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



# 60 Kensett Avenue, Southwater, Horsham, West Sussex, RH13 9FF

A beautifully presented and thoughtfully designed three bedroom family home, built by Berkeley Homes in 2022. Located within the Broadacres development in the heart of Southwater village, the development 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. The property offers a superb blend of style and practicality, featuring a high specification kitchen, bright and spacious living accommodation, and well-appointed bathrooms. The accommodation includes a welcoming entrance hall, a cloakroom, a contemporary kitchen with quartz worktops and integrated Bosch appliances, and a generous sitting/dining room with French doors opening to the garden. Upstairs, there is a principal bedroom with a walk-through dressing area and luxury ensuite shower room, two further bedrooms, and a stylish family bathroom. Outside, the landscaped rear garden provides two patio seating areas, a timber shed, and side access. No chain.

The accommodation comprises:

### Entrance Hall

With fitted coir mat, radiator, downlighting, thermostat control, and stairs rising to the first floor. Doors lead to the kitchen, sitting/dining room, and cloakroom.

### Kitchen

A high specification kitchen fitted with a range of eye and base level cabinets and drawers, finished with two-tone navy and soft grey doors, and with complementing marble quartz worktops. A continuation of the worktop forms a breakfast bar. Integrated appliances include a double Bosch oven, fridge/freezer, Bosch washing machine and dryer, and Bosch dishwasher. There is also a stainless steel one and a half bowl inset sink with routed drainer and mixer tap, under-cabinet lighting, radiator, front aspect window, and downlighting.

### Cloakroom

Comprising a low level WC with concealed dual flush, wall-hung wash hand basin with mixer tap, heated towel radiator, inset mirror, downlighting, and obscured front aspect window.

### Sitting/Dining Room

A wonderfully bright reception room with a large rear aspect window and French doors opening to the garden. Features include two radiators, a bespoke built-in media wall, media points, and an under-stairs cupboard housing the electricity fuse board and meter, with space for a tumble dryer.

From the entrance hall, stairs rise to the first floor landing, where there is a large airing cupboard housing the gas fired boiler, downlighting, and a loft hatch providing access to the loft space.

### Principal Bedroom

A spacious double bedroom with front aspect window, radiator, wall panelling, thermostat control, and a walk-through dressing area with fitted wardrobes. A door leads to the ensuite.

### Ensuite Shower Room

A luxury shower suite comprising an oversized walk-in shower with rainfall showerhead, handheld shower attachment, concealed shower mixer, and tiled niche. Low level WC with concealed dual flush, wall-hung wash hand basin with mixer tap, recessed mirrored cabinet with shaver point, heated towel radiator, spotlighting, large format floor tiling, and full height wall tiling. Front aspect obscured window.

### Bedroom Two

A generous double bedroom with rear aspect window overlooking the garden and radiator.

### Bedroom Three

A well-proportioned single room with rear aspect window and radiator.

### Bathroom

A luxury bathroom suite comprising a panel-enclosed bath with shower over, bath mixer taps, and tiled niche, low level WC with concealed dual flush, and wall-hung vanity wash hand basin with storage beneath and mixer tap above, complemented by a display shelf with inset mirror and shaver point. Heated towel radiator, large format floor tiling, full height wall tiling, downlighting, and low-level LED lighting.

### Outside

The rear garden is notably larger than average, benefitting from a wider plot and enjoying a sunny westerly aspect. There is a paved patio adjoining the rear of the property, with a pathway leading to a further porcelain-paved seating area. The garden also features a timber shed and side access gate.

To the front, there is a neatly kept frontage with shrub planting, and an allocated parking space.

### Additional Information

Estate Charge - £518.70 from 01/04/2025 - 31/03/2026  
Management Company—Courtney Green Block Management

Council Tax Band—D

**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.

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