



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



COURTNEY
GREEN
Estate Agent • Letting Agent • Managing Agent

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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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