



Price Range £550,000 - £575,000

Worthing Road, Southwater



MARTIN
LUNDY-LESTER

Worthing Road, Southwater RH13 9BP

With lovely views over farmland, this individually designed detached house is well placed for all that the bustling village of Southwater has to offer. The primary school, medical centre, shops and a choice of pubs, takeaways and restaurants are all within a few minutes walk. Horsham is only a ten minute drive, with its mainline station offering direct routes to London and Gatwick. Christs Hospital station is even closer and there are wonderful walks to be found - and plenty of places to have outdoors fun with the family - at nearby Southwater Country Park.

Set back from the road behind high hedges, there is driving parking, a carport and an oversized single garage. Homeworkers will appreciate the bright and airy study and there is a lovely L-shaped lounge / dining room which overlooks and has a door onto the rear garden. The kitchen is a good size and also has access to the outside space. Upstairs, all three bedrooms are doubles and there are two bathrooms, one being ensuite.





Worthing Road, Southwater, RH1

Approximate Area = 1187 sq ft / 110.3 sq m (excludes carport)

Garage = 175 sq ft / 16.2 sq m

Total = 1362 sq ft / 126.5 sq m

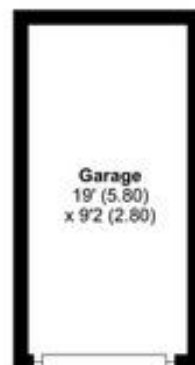
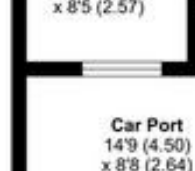
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rdlhcom 2025. Produced for Lundy-Lester Ltd. REF: 1324470



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MARTIN LUNDY-LESTER



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.