



Martindales, Southwater, West Sussex RH13 9AE
Offers in excess of £375,000

& LINES
James

Martindales, Southwater

- **NO CHAIN**
- **END TERRACE**
- **THREE BEDROOMS**
- **PARKING FOR TWO CARS**
- **POPULAR LOCATION**
- **DOWNSTAIRS W.C**
- **COUNCIL TAX BAND D**
- **EPC RATING B**
- **FREEHOLD**

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb end of terrace house situated on the modern development of Martindale Place, which is located a mile north of the village centre offering an array of amenities.

Location

The Martindales development borders Newlane Wood with a pathway to the side of the development connecting to Worthing Road, making catching a bus into Horsham and accessing the mainline station very convenient. By car Horsham town centre is a short drive away. The position of the development also provides good access to the A24/A281 offering popular commuting networks to London or the south coast.

Southwater is a thriving village and boasts a village centre with a wide range of amenities along with various recreational facilities including the popular country park. The village has two primary schools and is within the catchment area of a number secondary schools making it a wonderful village for families.





Property

Built by Barratt homes in 2013 the property is well presented and offers an abundance of natural light. Accommodation comprises: Entrance hall benefiting from downstairs W.C. Stylish fitted kitchen which is fitted in a range of high gloss wood effect eye and base level units with complementing dark work tops and upstands. Integrated appliances include fridge/freezer, washer/dryer, dishwasher and oven/hob/extractor. The lounge/diner features a wonderful full length bay window with French doors leading to the rear garden and offers plenty of room for living and dining areas, as well as offering a useful storage cupboard. Upstairs the master bedroom benefits from a large storage cupboard. There are two further bedrooms and a modern family bathroom fitted in a white suite with contrasting tiling and thermostatic shower over bath.

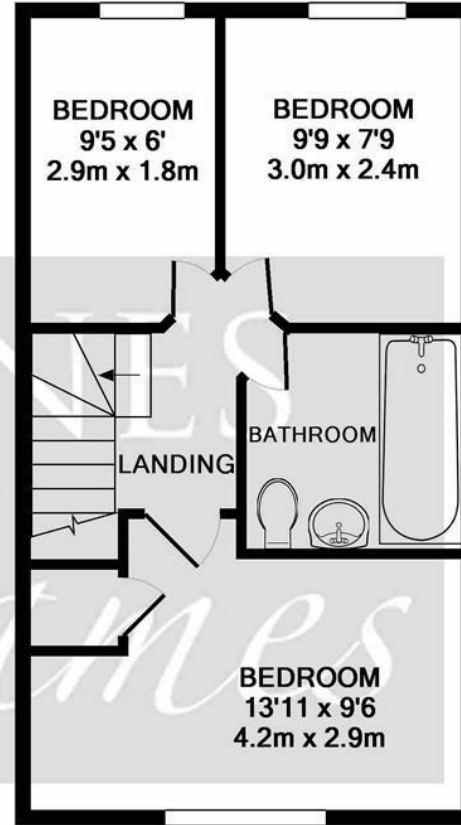
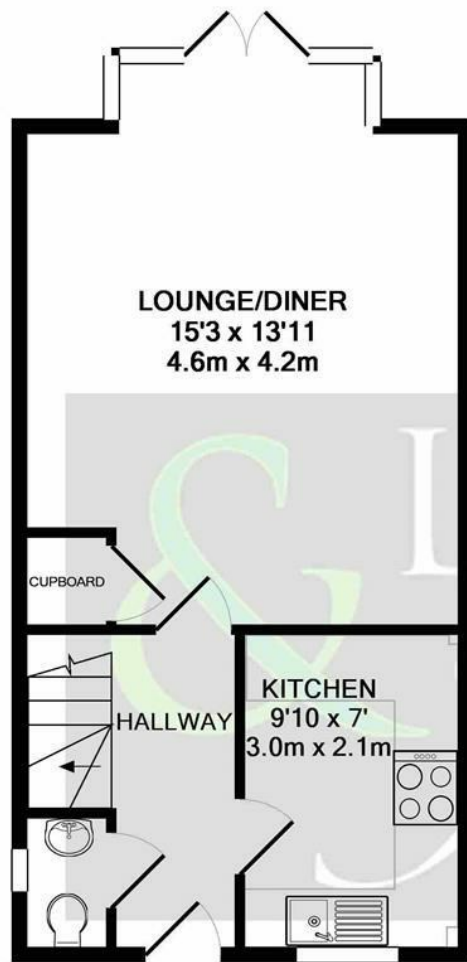
Additional features include G.C.H, full double glazing.

Outside

A paved parking area at the front of the Terrace provides parking, with one space allocated for this property an additional space is positioned at side of the property. The partially walled garden is south facing and is laid to lawn with a patio area. A pathway with steps leads to the rear access gate with a concealed recess providing the perfect place for the refuse bins to be stored out of sight.

Development Service Charge: £156.75 for 6 months covering 1st July to 31st Dec 2024.



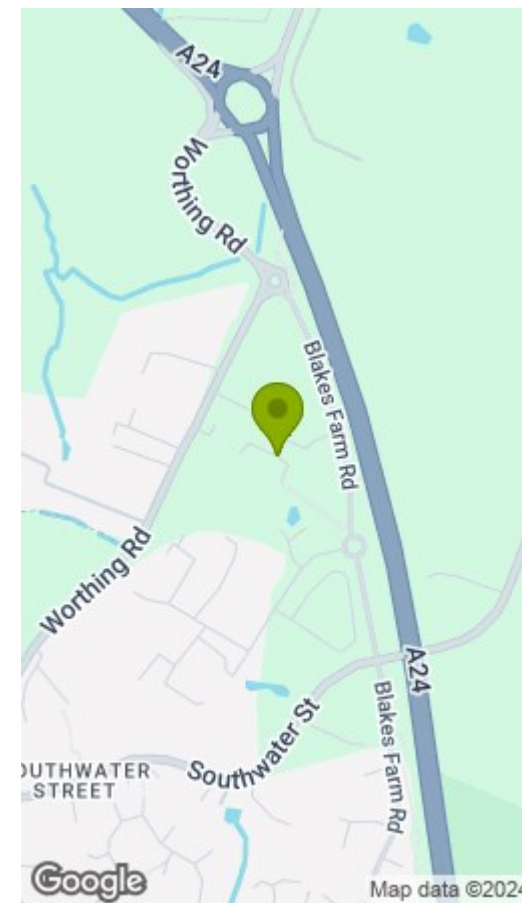


GROUND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	95	86	99

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

