



**The Oaks, Southwater, West Sussex RH13 9UQ**  
**Offers in the region of £390,000**

**& LINES**  
*James*

# The Oaks, Southwater

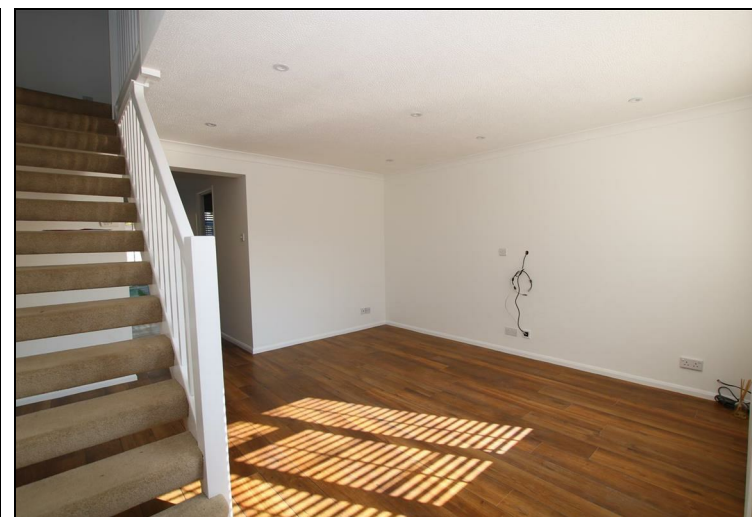
- NO CHAIN
- THREE BEDROOMS
- TERRACED
- TWO PARKING SPACES
- CUL-DE-SAC LOCATION
- WELL PRESENTED
- EPC RATING C
- COUNCIL TAX BAND D
- FREEHOLD

\*\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\*\* A well presented three bedroom terraced house situated in a cul-de-sac in the popular village of Southwater, benefitting from two parking spaces.

## Location

The family home is set within a small cul-de-sac off Cedar Drive offering the convenience of being able to walk to the village centre, where a number of amenities are available, including a well stocked Co-op, public house and independent retailers. By car Horsham town centre is a short drive away. The position of the Village provides good access to the A24 offering popular commuting networks to London or the South coast. Southwater has two primary schools and is within the catchment area of a number secondary schools making it a wonderful village for families.

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### Property

The property offers well-appointed accommodation with plenty of natural light. An entrance porch allows coats and shoes to be kept out of the way. The living room is inviting and opens into a dining area, stylish Karndeen flooring is fitted to both areas and a useful storage cupboard creates a slight divide between the two areas. Patio doors in the dining area connect the rear garden and give a pleasant outlook. The kitchen is a good size and fitted with white gloss eye and base level units with built in oven, hob and extractor oven, there is space for washing machine, Fridge/Freezer and slimline dishwasher. Upstairs the master bedroom has a recess perfect for wardrobes with an additional built in cupboard providing extra wardrobe/storage space. There is a further double bedroom and a single bedroom, with an airing cupboard on the landing allowing for linen and towels to be stored. A stylish fully tiled bathroom with shower over bath and large basin with built in vanity unit completes the accommodation.

The property also benefits from Gas central heating to radiators and double glazing throughout.

### Outside

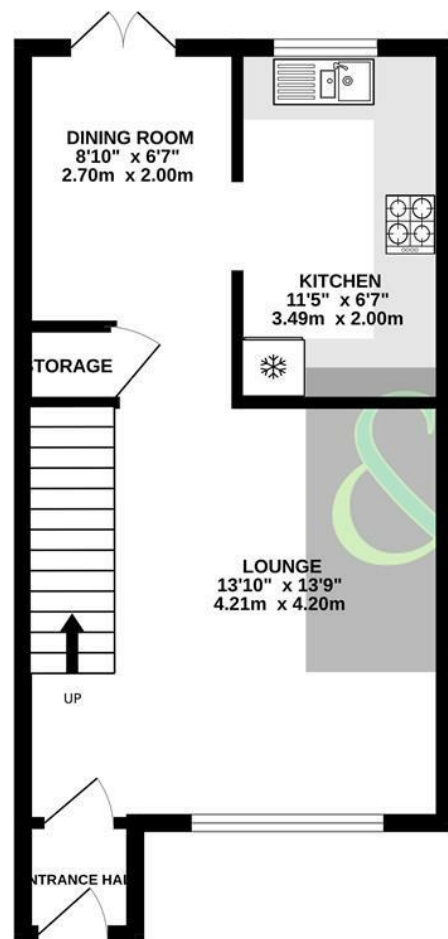
At the front of the property there is a lawn with a path leading to the front door. The rear garden has an area of decking perfect for enjoying the summer months. The rest of the garden is laid to lawn making easy to manage and perfect for children to play. A large shed is ideal for storage, with a rear gate allowing access to the parking area at the side of the terrace where the two allocated spaces are located.

Disclaimer: The images used reflect when the property was empty, the property is currently occupied.

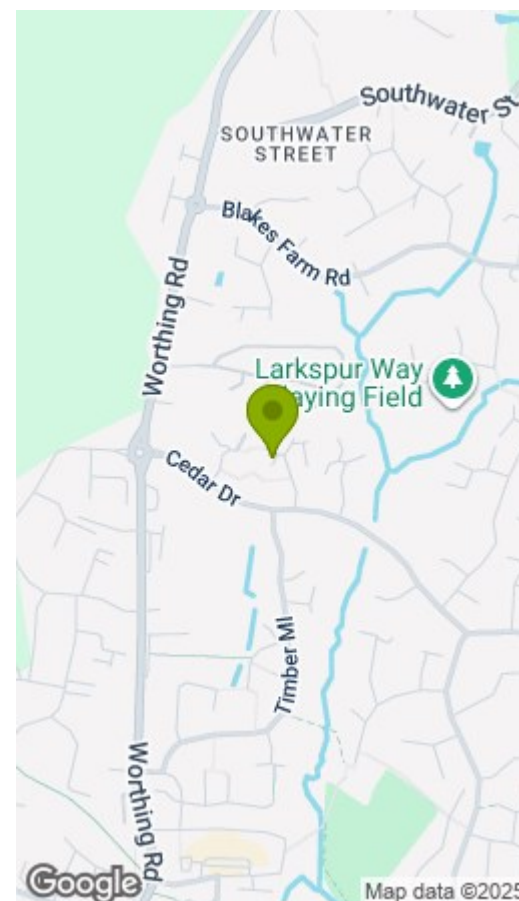
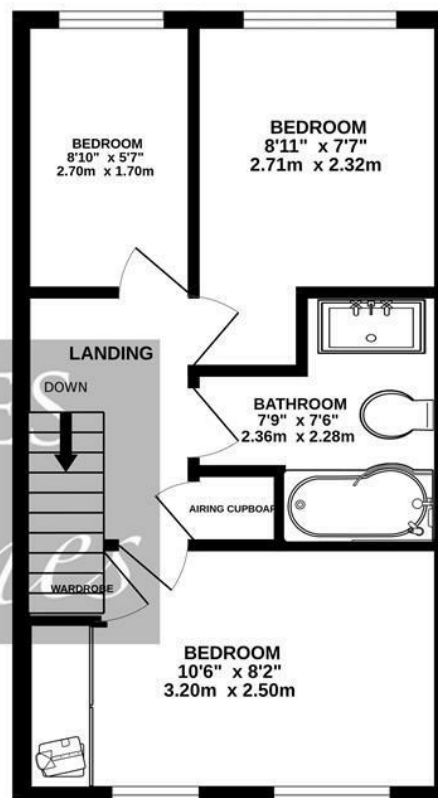




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC | 89        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC | 72        |

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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