



Connells

Grange Way
Southwater Horsham

Grange Way
Southwater Horsham RH13 9UH

for sale offers in excess of
£500,000



Property Description

CONNELLS are very pleased to offer for sale this four bedroom detached family home, built by Croudace in the 1980's to a popular design and having been enlarged by conversion of the garage into a useful office. The accommodation comprises entrance hall, cloakroom with wash hand basin, office with window to front aspect, large living room with bay window, kitchen fitted with a good range of wall and base units, utility room with doors to garden, dining room with doors to garden. On the first floor the property offers four bedrooms with an en-suite shower to the main bedroom and a family bathroom. There is off-street parking to the front with an area of lawn. The rear garden is mainly laid to lawn with shrubs and storage shed. Viewings are recommended with the vendors sole agents Connells.

Southwater

Southwater is a large village situated in the Horsham District of West Sussex. This is a very popular area for families as it has an Ofsted Outstanding primary school, extensive countryside with the larger town of Horsham just a short drive away. In the centre of the village there are a cluster of shops, pub, restaurants, doctor's surgery and library. Southwater also provides excellent commuter links with quick road access to the A24, M23 and A281, serving Brighton, Worthing, Crawley, Gatwick and Guildford. Buses run every 15 minutes to Horsham train station and Gatwick.

The fabulous Country Park set in a 70-acre site with three lakes and numerous access paths located close to the centre of the village. The Park contains a visitor centre, a café, skate park, children's adventure playground, water sports centre with facilities for sailing and canoeing. There is also direct access to the Downs Link footpath/cycleway, providing the perfect opportunity to enjoy the country surroundings.

Hall

Office

8' 1" (max) x 12'0" (max)
(2.46m (max) x 3.66m (max))

WC

Living Room

13' 2" (max) x 16' 9" (max)
(4.01m (max) x 5.11m (max))

Dining Room

16' 9" (max) x 7' 6" (max)
(5.11m (max) x 2.29m (max))

Utility Room

8' 1" (max) x 12' 1" (max)
(2.46m (max) x 3.68m (max))

Kitchen

8'0" (max) x 12' 1" (max)
(2.44m (max) x 3.68m (max))

Conservatory

11' 2" (max) x 7' 3" (max)
(3.40m (max) x 2.21m (max))

First Floor

Landing

Bedroom 1

9' 6" (max) x 11' 9" (max)
(2.90m (max) x 3.58m (max))

En-Suite

Bedroom 2

9' 6" (max) x 10' 8" (max)
(2.90m (max) x 3.25m (max))

Bedroom 3

6' 8" (max) x 7' 6" (max)
(2.03m (max) x 2.29m (max))

Bedroom 4

6' 9" (max) x 8' 5" (max)
(2.06m (max) x 2.57m (max))

Bathroom

Back Garden

Driveway









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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