



Connells

Willow House Kensett Avenue
Southwater Horsham

Willow House Kensett Avenue Southwater Horsham RH13 9FJ

for sale
£265,000



Property Description

A modern 2-bedroom apartment, offering open plan living in a highly sought after village setting. Perfect for low maintenance living with everything you need right on your doorstep.

Both bedrooms are a comfortable double and the open plan living space is light, airy and functional. The convenient location is close to local shops, schools and amenities, this apartment provides the ideal blend of peaceful living with everyday convenience. It is ideal for first time buyers, investors / buy-to-let or downsizers seeking single level living.

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, childrens 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

10' 10" (max) x 12' 9" (max)
(3.30m (max) x 3.89m (max))

Open Plan Kitchen /Living Room

19' 2" (max) x 13' 2" (max)
(5.84m (max) x 4.01m (max))

Bedroom 1

12' (max) x 10' 8" (max)
(3.66m (max) x 3.25m (max))

Bedroom 2

8' 7" (max) x 8' 5" (max)
(2.62m (max) x 2.57m (max))

Bathroom

7' 5" (max) x 6' 2" (max)
(2.26m (max) x 1.88m (max))

External

Allocated parking space.







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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: B

Council Tax
 Band: C

Service Charge:
 2300.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HS407362

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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