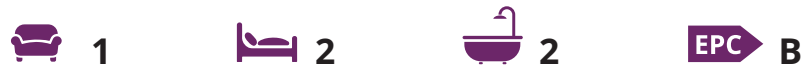




Huntley Mews, Southwater

Brand New 2 Bedroom, 2 Bathroom House in Broadacres



- ▶ **Brand new 2 bedroom 2 bathroom houses**
- ▶ **Both bedrooms with en suites**
- ▶ **Spacious low maintenance rear garden**
- ▶ **Situated in brand new 'Broadacres' development in Southwater**
- ▶ **2 parking spaces**
- ▶ **Extremely spacious kitchen with integrated appliances**

Accommodation briefly comprises a spacious hallway with wood effect flooring and storage cupboard with washer/dryer, a beautifully presented cloakroom with wc, basin and large mirror, a fantastically spacious and contemporary kitchen/breakfast room with a selection of high and low level cupboards, wood effect flooring, integrated oven, hob, extractor fan, fridge/freezer and dishwasher and complete with space for a small breakfast table and stools, an extremely well-proportioned living/dining room complete with carpet to floors, patio doors leading to rear garden and a spacious under stairs storage cupboard.

Upstairs continues with a sizeable bedroom one complete with carpet to floors, fitted wardrobes across one wall with sliding doors and a beautifully presented en suite shower room complete with double length shower, wc, basin, heated towel rail and concealed mirror-fronted vanity cabinet. Bedroom 2 is also an extremely well-appointed double bedroom and again comes complete with en suite bath/shower room complete with bath and shower overhead, wc, basin, concealing mirror-fronted vanity cabinet and heated towel rail.

Outside, the property has the benefit of a low maintenance rear garden laid mainly to lawn with a patio/seating area and a timber framed storage shed. There is allocated parking for 2 vehicles.

The property is only available 'unfurnished' with gas fired central heating and double glazing.



Energy Performance Certificate



Huntley Mews, Southwater, HORSHAM, RH13 9FD

Dwelling type: Mid-terrace house
 Date of assessment: 23 March 2018
 Date of certificate: 23 March 2018
 Reference number:
 Type of assessment: SAP, new dwelling
 Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

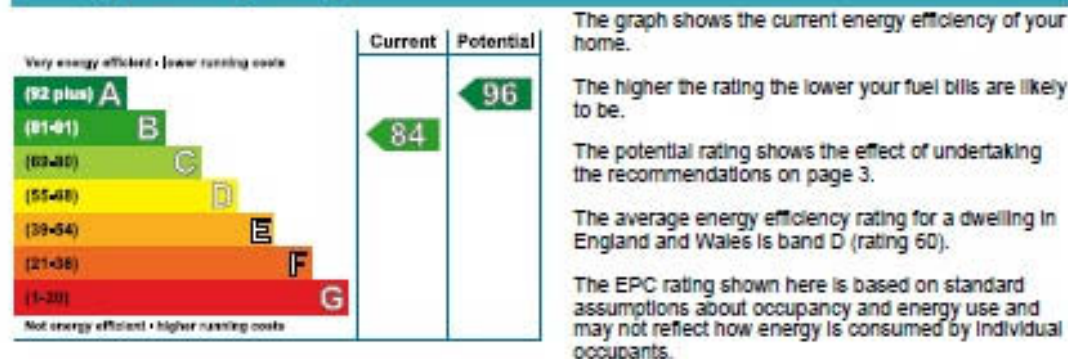
Estimated energy costs of dwelling for 3 years:	£ 996
Over 3 years you could save	£ 93

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 588 over 3 years	£ 588 over 3 years	
Hot Water	£ 234 over 3 years	£ 141 over 3 years	
Totals	£ 996	£ 903	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 909

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Broadacres

'Broadacres' is a collection of new homes situated in the heart of the sought after village of Southwater. These Berkeley homes are built to the highest quality with beautifully designed fixtures and fittings all whilst permitting flexible and comfortable living space. This particular home is built to the 'Goldfinch' design.

Directions

From the Worthing Road in Southwater, go past the motorhome purchase site and turn right at the roundabout onto the Broadacres site. Continue straight and turn left onto Huntley Mews. The house can be found on your left.

