



**Price**  
**£275,000**

**Freehold**

1x  1x  1x 

**Falmouth Mews, Cedar  
Drive, Southwater,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Lovely mews style house
- Private off road parking space
- Walking distant to village shops
- Newly fitted high spec shower room with underfloor heating
- Short distance from no 98 bus for easy access into Horsham

## Accommodation

### GROUND FLOOR

Hallway

Kitchen : 12'3 x 8'7 (3.74m x 2.62m)

### FIRST FLOOR

Lounge : 19'8 x 16'3 (6.00m x 4.96m)

Bedroom : 9'9 x 9'6 (2.97m x 2.90m)

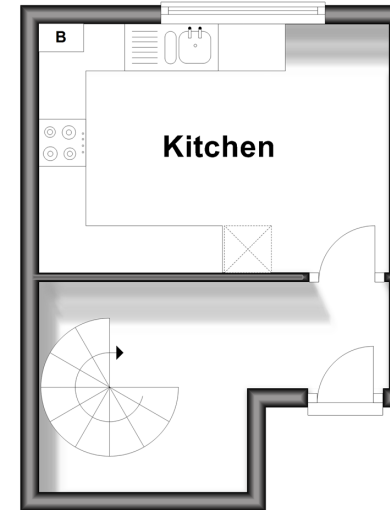
Shower Room : 6'4 x 6'3 (1.93m x 1.91m)

### OUTSIDE

Allocated Parking

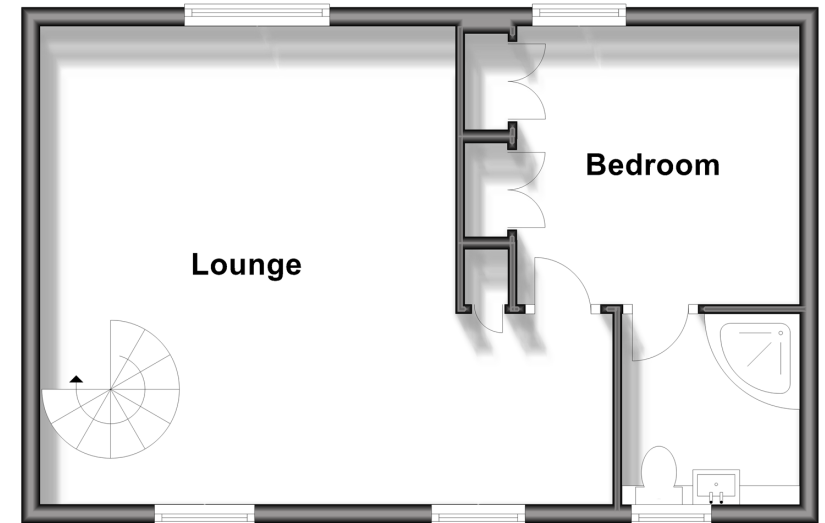
## Ground Floor

Approx. 16.9 sq. metres (182.2 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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