



Price
£600,000

Freehold

4x  2x  2x 

**Larkspur Way,
Southwater, Horsham,
West Sussex, RH13**

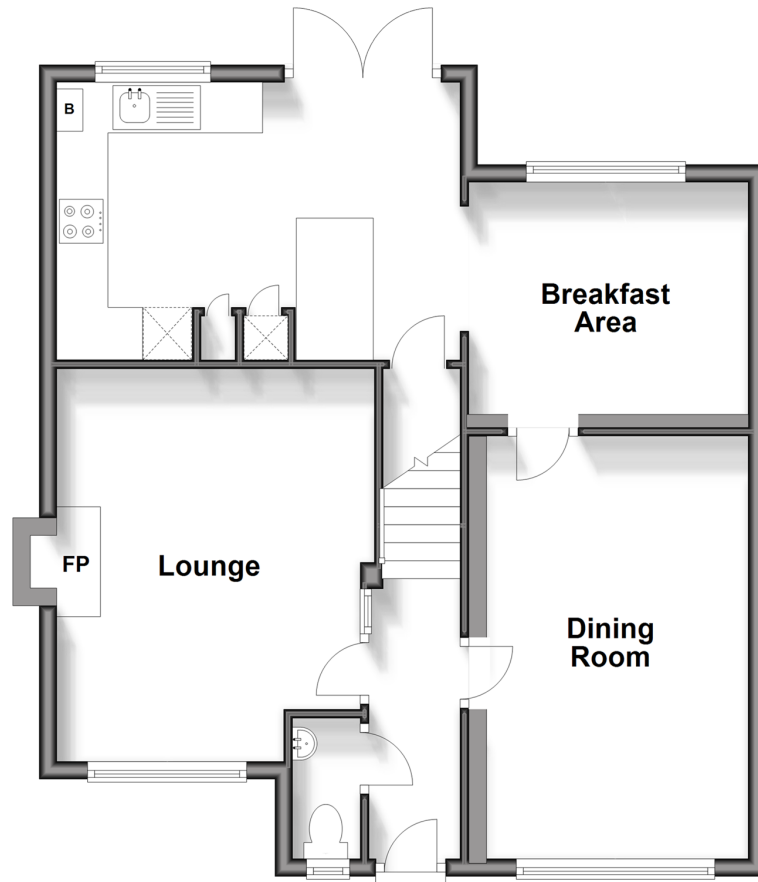
OVER 60?

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

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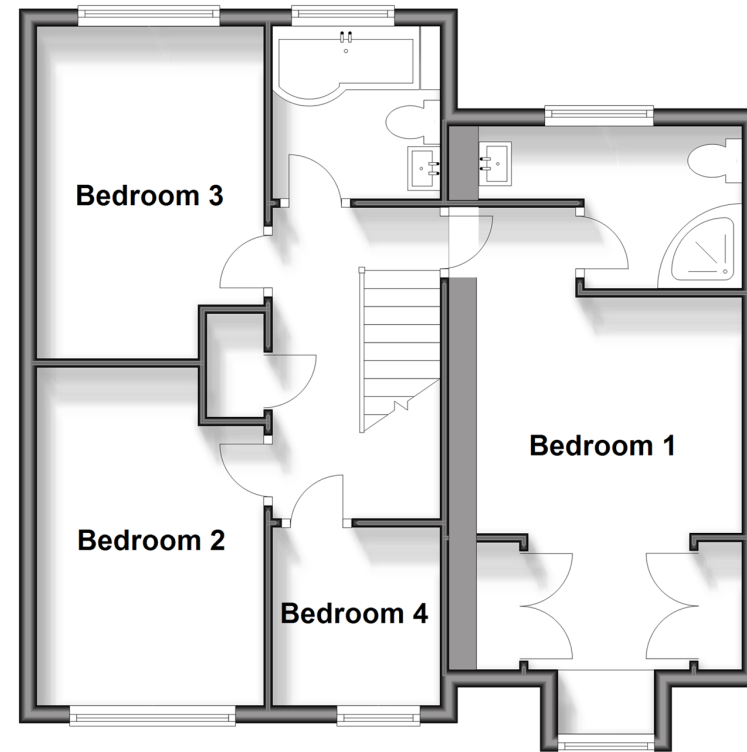
Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 14'7 x 11'8 (4.45m x 3.56m)

Dining Room : 11'8 x 9'7 (3.56m x 2.92m)

Breakfast Area : 10'0 x 8'7 (3.05m x 2.62m)

Kitchen : 15'2 x 11'1 (4.63m x 3.38m)

Landing

Bedroom 1: 17'2 x 9'9 (5.24m x 2.97m)

En-suite : 9'9 x 5'8 (2.97m x 1.73m)

Bedroom 2: 12'9 x 8'5 (3.89m x 2.57m)

Bedroom 3: 12'10 x 8'5 (3.91m x 2.57m)

Bedroom 4: 6'9 x 6'4 (2.06m x 1.93m)

Family Bathroom : 6'5 x 6'4 (1.96m x 1.93m)

OUTSIDE

Off Road Parking

Rear Garden

FIRST FLOOR



Main features

- Recently renovated throughout
- Sold with no forward chain
- Generous sized plot with ample parking
- Close proximity to local schools and park
- Scope to extend to the side or rear, subject to planning permission



Nearest Schools

Primary Schools: Southwater Junior Academy 0.8 miles, Castlewood Primary 1.1 miles, Greenway School 2.5 miles

Secondary Schools: Tanbridge House School 3.8 miles, Christ's Hospital 4.0 miles, Farlington School 4.0 miles



Transport Information

Train Stations: Horsham 3.4 miles, Christs Hospital 3.6 miles, Billingshurst 4.7 miles



Address

Larkspur Way, Southwater, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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Call Southwater Branch 01403 731901 ■ [cubittandwest.co.uk](https://www.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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