



Price
£660,000

Freehold

4x  2x  2x 

**Southwater Street,
Southwater, Horsham,
West Sussex, RH13**

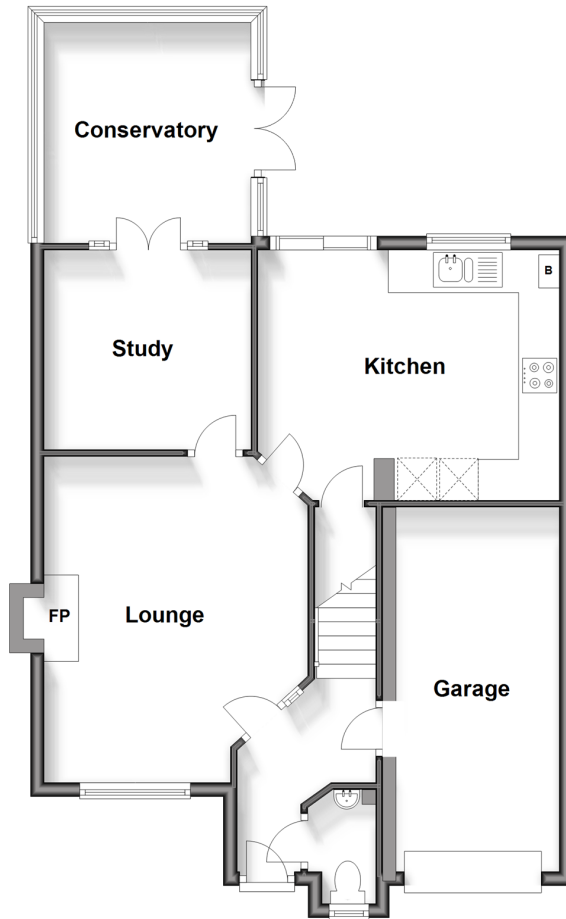
OVER 60?

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

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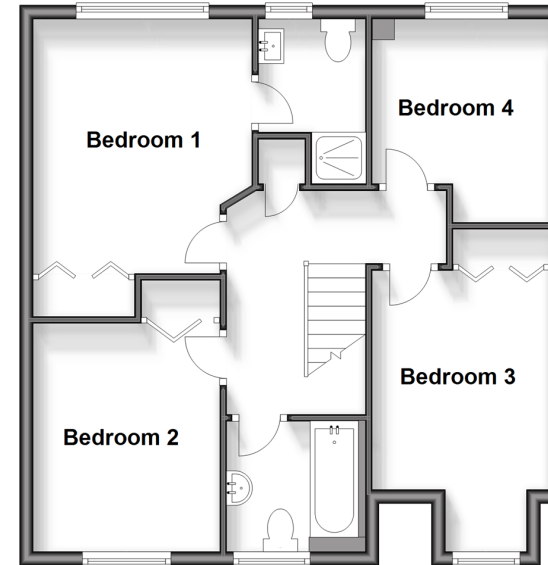
Ground Floor

Approx. 73.9 sq. metres (798.0 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 15'4 x 12'6 (4.68m x 3.81m)

Study : 10'3 x 9'10 (3.13m x 3.00m)

Conservatory : 11'2 x 10'9 (3.41m x 3.28m)

Kitchen : 14'5 x 11'8 (4.40m x 3.56m)

Landing

Bedroom 1: 13'0 x 10'5 (3.97m x 3.18m)

En-suite Shower Room : 7'8 x 5'2 (2.34m x 1.58m)

Bedroom 2: 10'9 x 9'0 (3.28m x 2.75m)

Bedroom 3: 13'4 x 8'0 (4.07m x 2.44m)

Bedroom 4: 9'8 x 8'6 (2.95m x 2.59m)

Bathroom : 6'4 x 6'2 (1.93m x 1.88m)

OUTSIDE

Off Road Parking

Garage

Rear Garden

FIRST FLOOR



Main features

- EV charging point and rolling garage door
- Sunny aspect private rear garden
- Set back in an exclusive development of 5 houses
- Excellently situated on highly sought after road within school catchment areas
- Excellent transport links to Horsham and short distance to Southwater shops.



Nearest Schools

Primary Schools: Castlewood Primary 0.3 miles, Southwater Junior Academy 0.4 miles, Itchingfield Primary 1.7 miles

Secondary Schools: Christ's Hospital 0.9 miles, Tanbridge



Transport Information

Train Stations: Christs Hospital 1.3 miles, Horsham 2.4 miles, Littlehaven 3.5 miles



Address

Southwater Street, 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



- 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.

EPC RATING

CURRENT:	POTENTIAL:
D(62)	B(33)

21909088/20240703/LA/OS