



Price
£850,000

Freehold

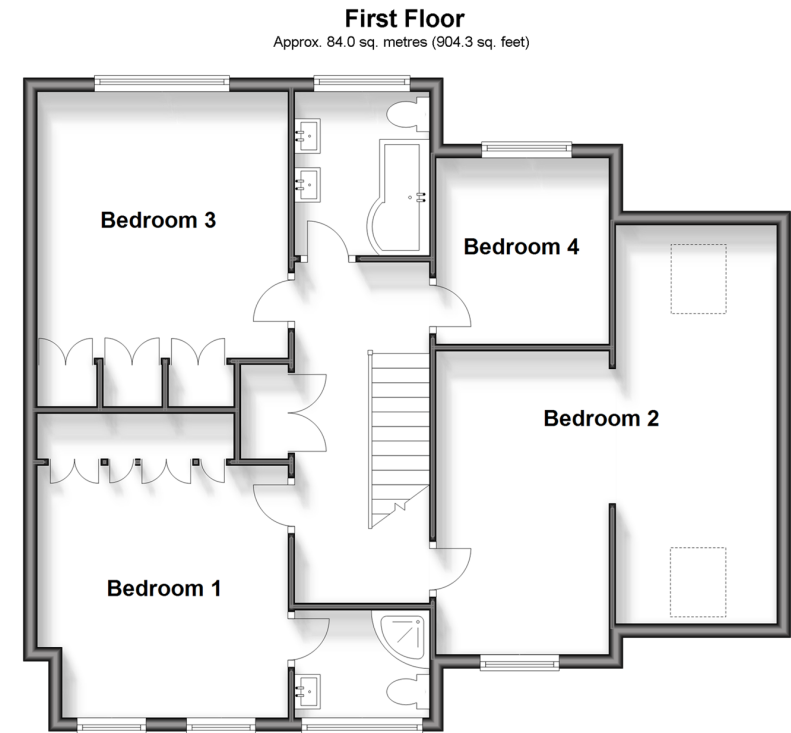
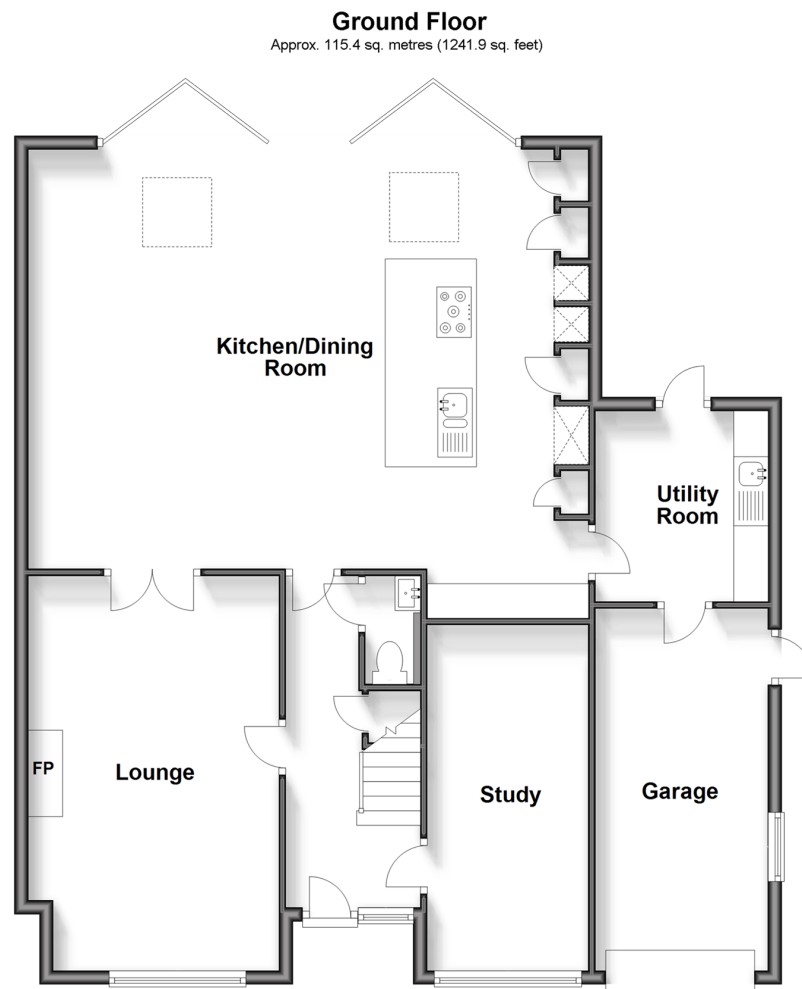
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**Blakes Farm Road,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

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

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Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 18'7 x 12'0 (5.67m x 3.66m)

Kitchen / Dining Room: 27'2 x 20'1
(8.29m x 6.13m)

Utility Room : 9'1 x 8'2 (2.77m x 2.49m)

Study : 16'4 x 7'7 (4.98m x 2.31m)

FIRST FLOOR

Landing

Bedroom 1: 12'5 up to fitted
wardrobes x 12'2 (3.79m x 3.71m)

En-suite Shower Room : 6'5 x 5'2
(1.96m x 1.58m)

Bedroom 2: 19'2 x 7'5 (5.85m x 2.26m)

Dressing Area: 14'4 x 8'3 (4.37m x
2.52m)

Bedroom 3: 12'9 up to fitted
wardrobes x 12'2 (3.89m x 3.71m)

Bedroom 4: 9'3 x 9'1 (2.82m x 2.77m)

Family Bathroom : 7'6 x 6'5 (2.29m x
1.96m)

OUTSIDE

Off Road Parking

Garage

Front and Rear Garden



Main features

- Larger design house with extension on highly sought after road
- Modern and extensive kitchen/family space ideal for entertaining
- Rear bi-fold doors and skylights which flood the home with light
- Sunny and private southerly facing garden
- Walking distance from local schools and amenities



Nearest Schools

Primary Schools: Castlewood Primary 0.2 miles, Southwater Junior Academy 0.2 miles

Secondary Schools: Christ's Hospital 0.9 miles, Tanbridge House School 2.2 miles



Transport Information

Train Stations: Christs Hospital 1.4 miles, Horsham 2.5 miles, Littlehaven 3.7 miles



Address

Blakes Farm Road, 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.

EPC RATING

CURRENT:	POTENTIAL:
C(76)	B(82)

21908192/20240703/LA/OS