



Guide Price
£600,000

Freehold

4x  2x  2x 

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

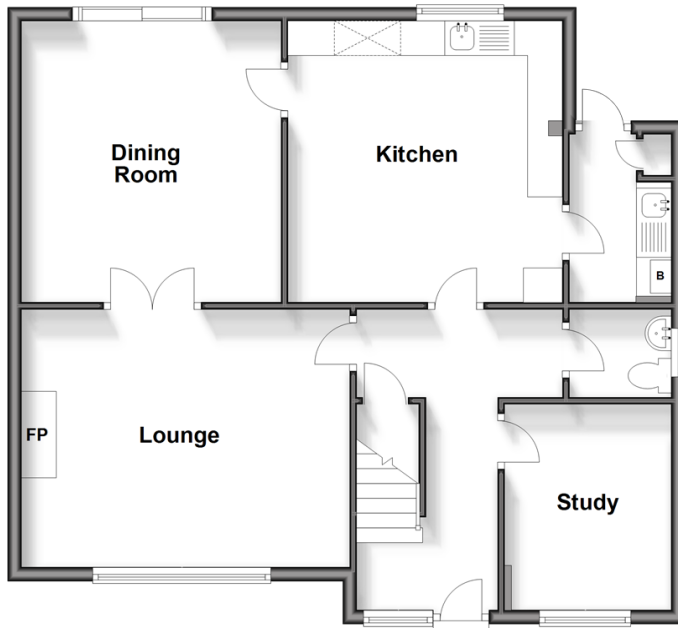
OVER 60?

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

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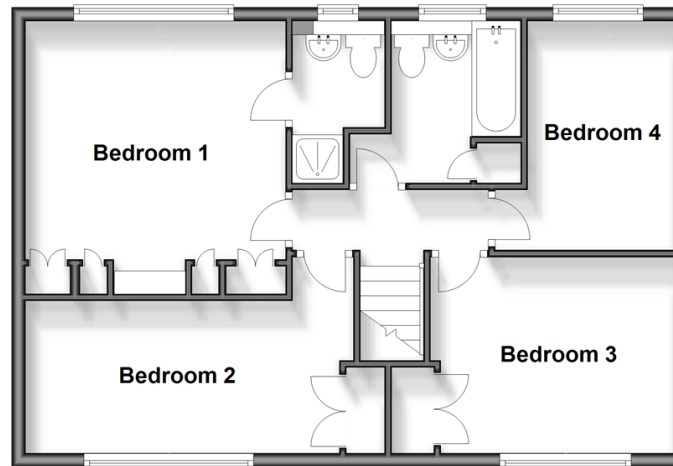
Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



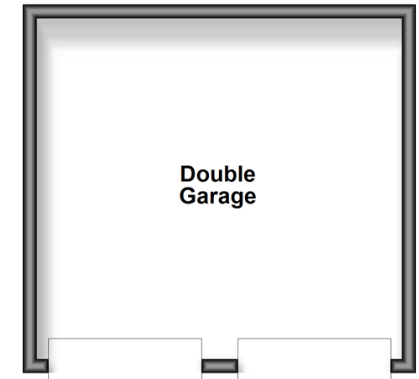
First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



Outbuilding

Approx. 26.0 sq. metres (279.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Study : 9'8 x 7'8 (2.95m x 2.34m)

Cloakroom : 5'0 x 4'2 (1.53m x 1.27m)

Kitchen : 13'10 x 12'10 (4.22m x 3.91m)

Utility Room : 8'4 x 4'8 (2.54m x 1.42m)

Dining Room : 13'4 x 12'3 (4.07m x 3.74m)

Lounge : 15'5 x 11'10 (4.70m x 3.61m)

FIRST FLOOR

Landing

Bedroom 1: 12'5 x 11'4 (3.79m x 3.46m)

En-suite Shower Room : 4'4 x 4'3 (1.32m x 1.30m)

Bedroom 2: 15'6 x 7'2 (4.73m x 2.19m)

Bedroom 3: 11'9 x 9'3 (3.58m x 2.82m)

Bedroom 4: 7'9 x 6'3 (2.36m x 1.91m)

Family Bathroom : 7'9 x 6'3 (2.36m x 1.91m)

OUTBUILDING

Double Garage

OUTSIDE

Front Garden

Off Road Parking

Rear Garden



Main features

- Well presented family home that has been recently decorated
- Kitchen/diner ideal for family meals
- Ground floor study and cloakroom
- Lovely sunny rear garden with artificial grass and 16 solar panels on southern side of the roof
- Generous sized bedrooms



Nearest Schools

Primary Schools: Castlewood Primary 0.2 miles, Southwater Junior Academy 0.3 miles, Greenway School 2.7 miles

Secondary Schools: Muntham House School 3.9 miles,



Transport Information

Train Stations: Horsham 3.6 miles, Christs Hospital 3.8 miles, Billingshurst 4.5 miles



Address

Cedar Drive, Southwater, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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