



Price

£450,000

Freehold

3x  2x  2x 

**Bamborough Close,
Southwater, Horsham,
West Sussex, RH13**

cubitt & west
Helping you move forwards



Main features

- Double bedrooms
- Garage and driveway for two cars
- Extended family bathroom and additional study
- Rear extension which opens up to the back of the house
- House presented in great condition with newly fitted kitchen

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge : 15'0 x 13'1 (4.58m x 3.99m)
- Kitchen : 14'9 x 10'3 (4.50m x 3.13m)
- Sun Room : 12'3 x 7'3 (3.74m x 2.21m)

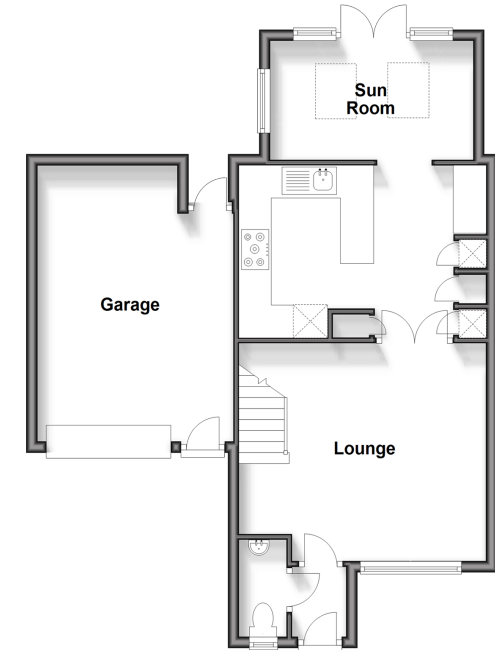
FIRST FLOOR

- Landing
- Bedroom 1: (L-shaped) 10'8 x 9'4 (3.25m x 2.85m) plus 3'8 x 2'8 (1.12m x 0.81m)
- En-suite Shower Room : 7'6 x 3'3 (2.29m x 0.99m)
- Bedroom 2: 11'8 x 8'8 (3.56m x 2.64m)
- Bedroom 3: 9'10 x 8'7 (3.00m x 2.62m)
- Study: 6'0 x 5'7 (1.83m x 1.70m)
- Bathroom : 11'9 x 6'7 (3.58m x 2.01m)

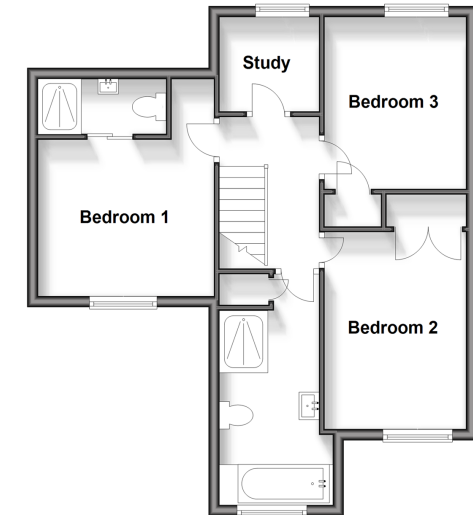
OUTSIDE

- Off Road Parking
- Garage
- Front and Rear Garden

Ground Floor
Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor
Approx. 50.1 sq. metres (538.9 sq. feet)



Call Southwater - 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



21909450/20241017/LA/DW