



**Price**  
**£385,000**

**Freehold**

3x  1x  1x 

**Woodlands Way,  
Southwater, Nr  
Horsham, West Sussex,  
RH13**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Family home with driveway and garage
- Front and rear garden
- Offered with no onward chain
- Located in a popular area of Southwater
- Within walking distance of shops

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 15'1 x 13'0 (4.60m x 3.97m)  
 Dining Area: 9'10 x 7'8 (3.00m x 2.34m)  
 Kitchen : 9'1 x 8'1 (2.77m x 2.47m)  
 Conservatory : 9'7 x 9'7 (2.92m x 2.92m)

### FIRST FLOOR

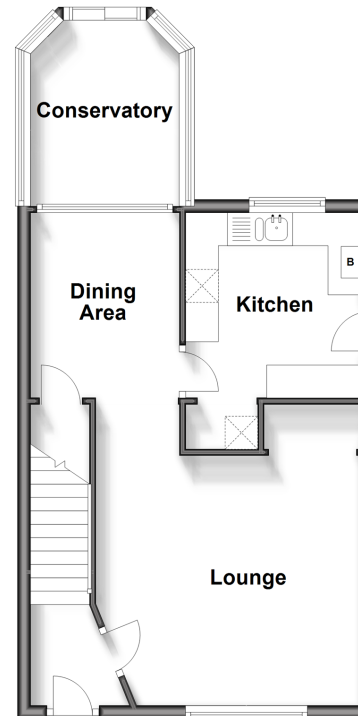
Landing  
 Bedroom 1: 12'6 x 9'9 (3.81m x 2.97m)  
 Bedroom 2: 11'11 x 9'5 (3.63m x 2.87m)  
 Bedroom 3: 6'8 x 6'6 (2.03m x 1.98m)  
 Bathroom

### OUTSIDE

Garage  
 Off Road Parking  
 Front and Rear Garden

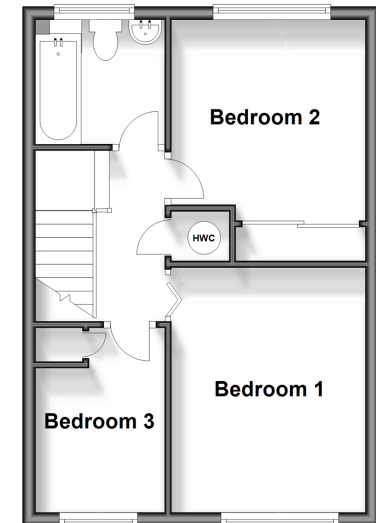
### Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Call Southwater - 01403 731901 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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