



Price
£635,000

Freehold

5x  2x  2x 

**Bodiam Close,
Southwater, West
Sussex, RH13**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Spacious family home
- Garage and off road parking
- Well maintained private rear garden
- En-suite to main bedroom
- In a fantastic location within walking distance to the village square

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge : 16'10 x 13'2 (5.13m x 4.02m)
- Dining Area: 11'0 x 9'2 (3.36m x 2.80m)
- Kitchen/Breakfast Room: 16'1 x 10'6 (4.91m x 3.20m)
- Utility Room: 7'10 x 5'5 (2.39m x 1.65m)

FIRST FLOOR

- Landing
- Bedroom 1: 14'10 x 9'9 (4.52m x 2.97m)
- En Suite Bathroom: 8'4 x 5'7 (2.54m x 1.70m)
- Bedroom 2: 11'11 x 8'5 (3.63m x 2.57m)
- Bedroom 3: 11'9 x 8'7 (3.58m x 2.62m)
- Bedroom 4: 10'8 x 9'5 (3.25m x 2.87m)
- Study/Bedroom 5: 7'8 x 6'11 (2.34m x 2.11m)
- Bathroom

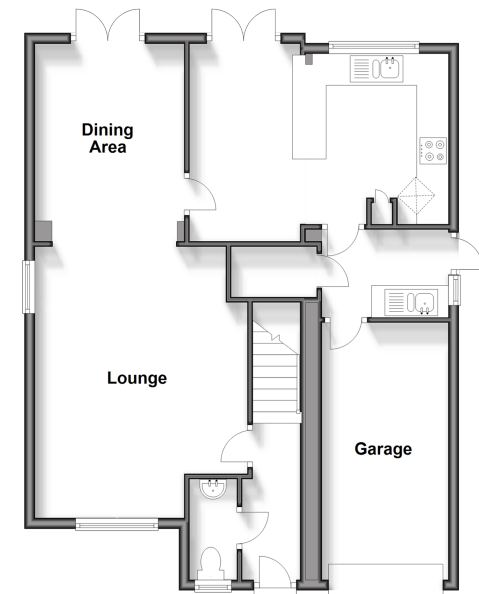
OUTSIDE

- Garage
- Driveway
- Front Garden
- Rear Garden

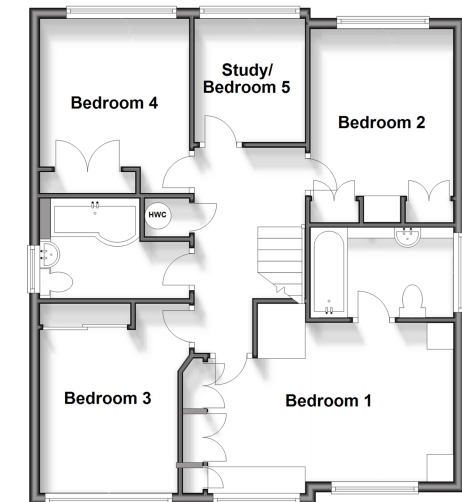
Call Southwater - 01403 731901 ■ cubittandwest.co.uk

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

Ground Floor
Approx. 75.4 sq. metres (812.0 sq. feet)



First Floor
Approx. 69.1 sq. metres (743.8 sq. feet)



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