



Price
£410,000

Freehold

3x  1x  1x 

**Quarry Way,
Southwater, Horsham,
West Sussex, RH13**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Fantastic home**
- **Garage and driveway for multiple cars**
- **A great opportunity for refurbishment**
- **Located in a sought after area in walking distance to village square and Southwater Country Park**
- **No onward chain**

Accommodation

GROUND FLOOR

Entrance Hall
 Kitchen : 11'1 x 7'8 (3.38m x 2.34m)
 Lounge : 24'5 x 10'1 (7.45m x 3.08m)
 Dining Room : 11'2 x 9'1 (3.41m x 2.77m)
 Family Room : 12'9 x 11'0 (3.89m x 3.36m)
 Conservatory : 12'0 x 7'11 (3.66m x 2.41m)

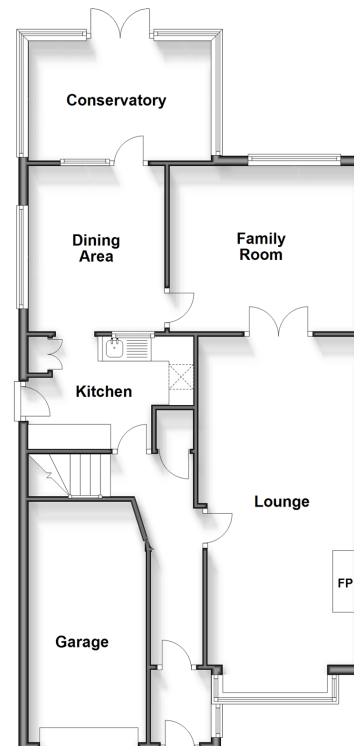
FIRST FLOOR

Landing
 Bedroom 1 : 11'5 x 11'1 (3.48m x 3.38m)
 Bedroom 2 : 11'0 x 10'5 (3.36m x 3.18m)
 Bedroom 3 : 8'8 x 7'3 (2.64m x 2.21m)
 Family Bathroom : 8'8 x 5'0 (2.64m x 1.53m)

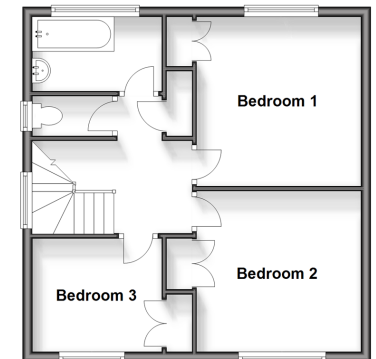
OUTSIDE

Rear Garden
 Off Road Parking
 Garage

Ground Floor
 Approx. 84.1 sq. metres (905.1 sq. feet)



First Floor
 Approx. 45.7 sq. metres (491.5 sq. feet)



Call Southwater - 01403 731901 ■ cubittandwest.co.uk

- 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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