



**OVER 60?**

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

**Price**

**£400,000**

**Freehold**

3x  1x  1x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely first time buyers property
- Located just a short walk from main village amenities
- Conservatory overlooking the rear garden
- Off road parking for up to 2 cars
- Single integrated garage, ideal for parking or storage

## Accommodation

### GROUND FLOOR

Hallway

Living Area: 20'3 x 14'1 (6.18m x 4.30m)

Conservatory: 9'9 x 8'7 (2.97m x 2.62m)

Kitchen: 9'3 x 6'10 (2.82m x 2.08m)

### FIRST FLOOR

Landing

Shower Room

Bedroom 1: 12'6 x 8'0 (3.81m x 2.44m)

Bedroom 2: 11'4 x 10'5 (3.46m x 3.18m)

Bedroom 3: 9'0 x 7'5 (2.75m x 2.26m)

### OUTSIDE

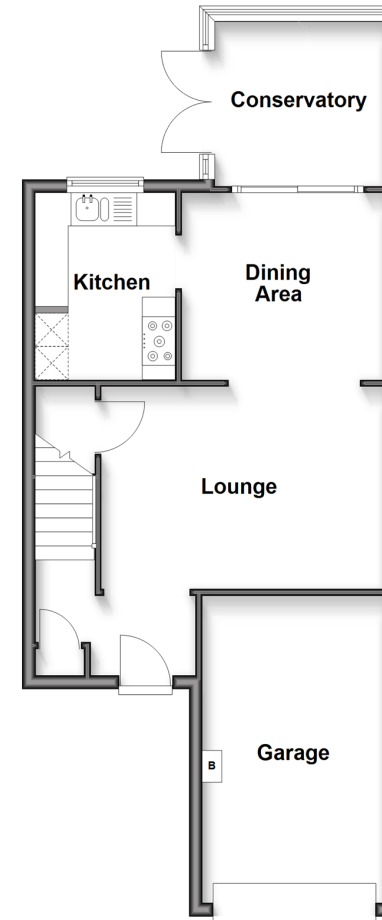
Integral Garage

Driveway

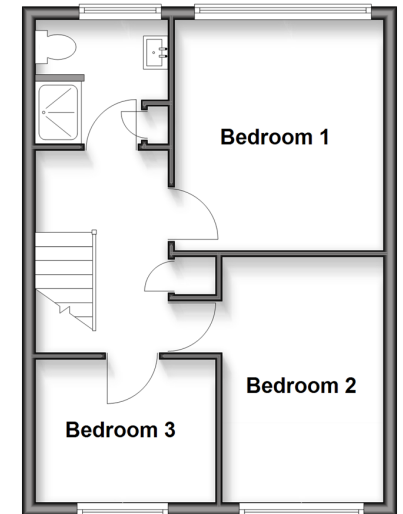
Front Garden

Rear Garden

**Ground Floor**  
Approx. 54.5 sq. metres (586.5 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (417.0 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
- 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.



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