



Guide Price
£350,000

Freehold

3x  1x  2x 

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

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Fantastic family home in quiet location**
- **Offered with no onward chain**
- **Garage and 2 parking spaces**
- **Close to local shops and transport links**
- **Tonnes of potential**

Accommodation

GROUND FLOOR

Hallway

Lounge: 14'2 x 13'1 (4.32m x 3.99m)

Dining Area: 9'9 x 8'6 (2.97m x 2.59m)

Kitchen: 9'5 x 7'5 (2.87m x 2.26m)

Conservatory

FIRST FLOOR

Landing

Bathroom: 6'8 x 6'2 (2.03m x 1.88m)

Bedroom 1: 12'5 x 9'2 (3.79m x 2.80m)

Bedroom 2: 11'9 x 9'3 (3.58m x 2.82m)

Bedroom 3: 9'4 x 6'9 (2.85m x 2.06m)

OUTSIDE

Front Garden

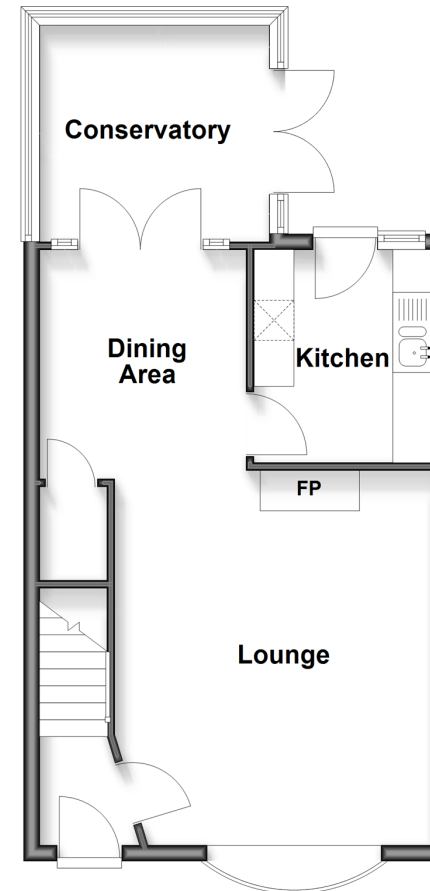
Rear Garden

Garage

2 Parking Spaces

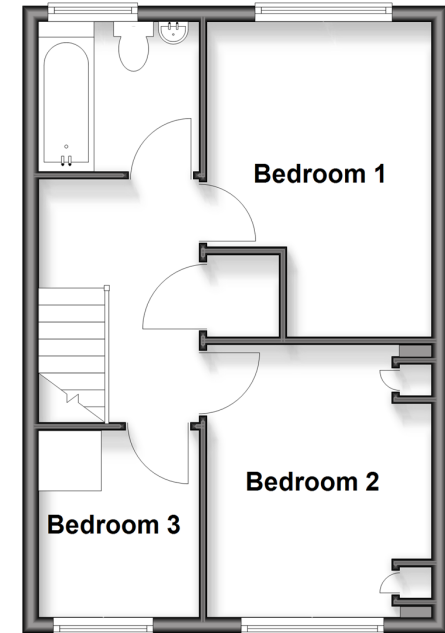
Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 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
- 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 50% less, by purchasing a Lifetime Lease.



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