



**Price**  
**£650,000**

**Freehold**

4x  3x  2x 

**Cedar Drive,  
Southwater, Horsham,  
West Sussex, RH13**

**OVER 60?**

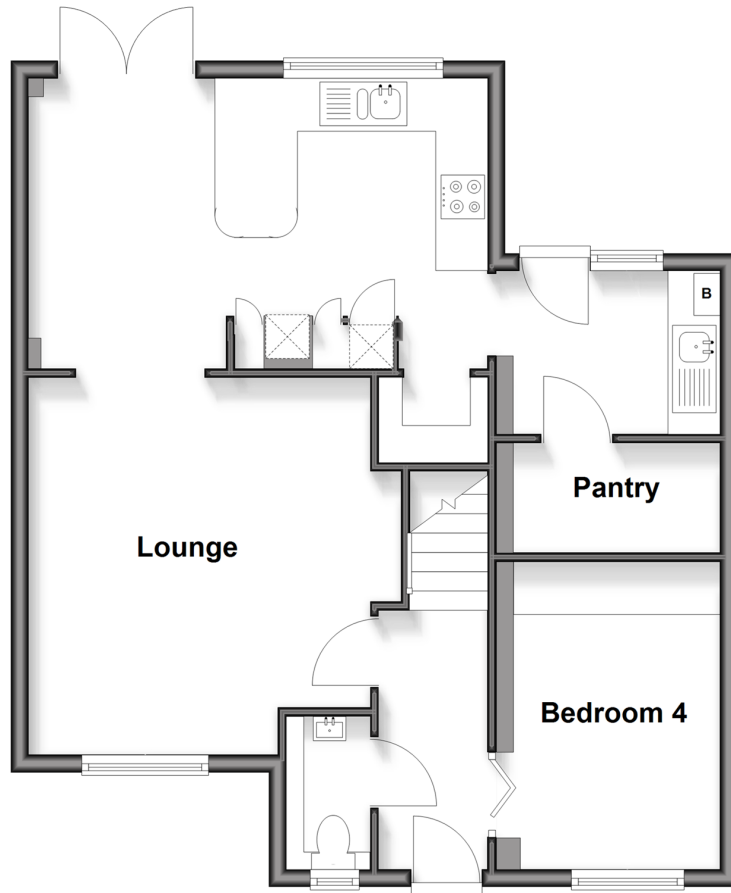
Secure this property  
for up to **59% less!**

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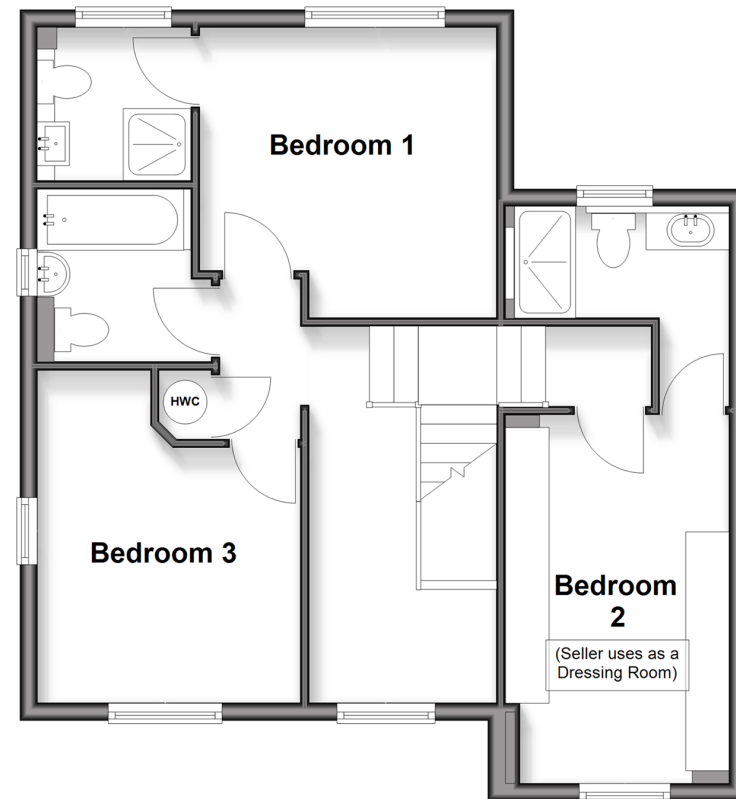
## Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



## First Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 14'2 x 13'11 (4.32m x 4.24m)  
Kitchen: 17'8 x 10'11 (5.39m x 3.33m)  
Utility: 7'10 x 6'1 (2.39m x 1.86m)  
Pantry: 7'8 x 4'3 (2.34m x 1.30m)  
Bedroom 4 : 11'6 x 7'7 (3.51m x 2.31m)

### FIRST FLOOR

Landing/Study Area: 7'2 x 5'2 (2.19m x 1.58m)  
Bathroom: 6'6 x 5'8 (1.98m x 1.73m)  
Bedroom 1: 11'4 x 11'3 (3.46m x 3.43m)  
En-suite: 8'3 x 4'2 (2.52m x 1.27m)  
Bedroom 2: 13'9 x 8'9 (4.19m x 2.67m)  
En-suite: 5'8 x 5'7 (1.73m x 1.70m)  
Bedroom 3: 12'9 x 10'2 (3.89m x 3.10m)

### OUTSIDE

Front Garden  
Rear Garden  
Driveway



## Main features

- Presented in immaculate condition
- Extended and converted to provide additional and versatile space
- Driveway for 3 cars
- Vendors already suited
- Within walking distance to local shops and schools



### Nearest Schools

Primary Schools: Castlewood Primary 0.2 miles, Southwater Junior Academy 0.3 miles, Greenway School 2.7 miles

Secondary Schools: Muntham House School 3.9 miles,



### Transport Information

Train Stations: Horsham 3.6 miles, Christs Hospital 3.8 miles, Billingshurst 4.5 miles



### Address

Cedar Drive, Southwater, Horsham, West Sussex, RH13



### Directions

For directions to this property please contact us.





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Call Southwater Branch 01403 731901 ■ [cubittandwest.co.uk](https://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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