



OVER 60?
Secure this property
for up to **59% less!**

Price
£650,000

Freehold

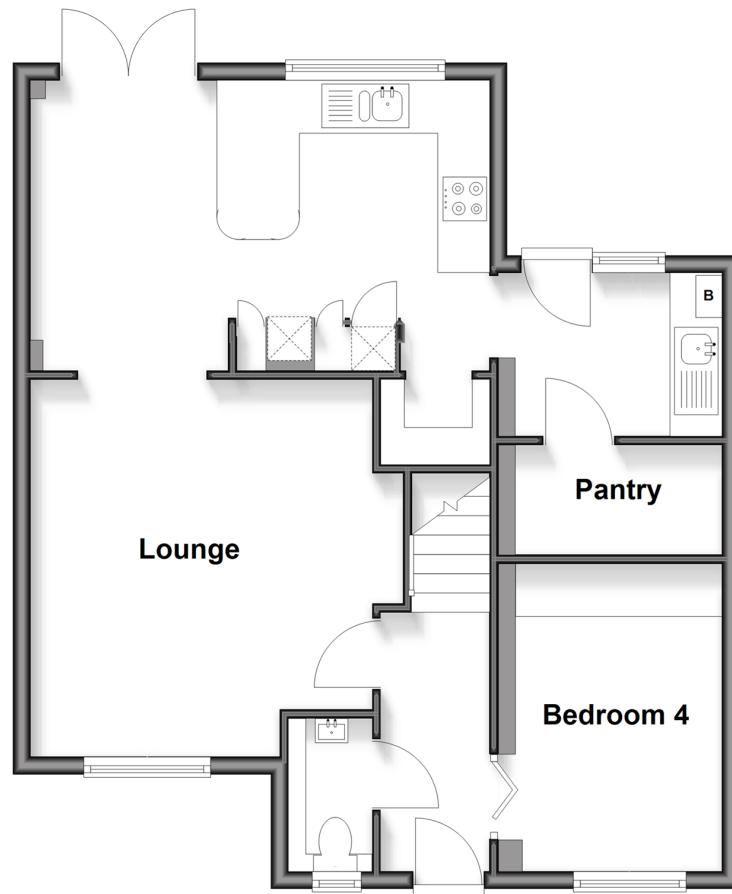
4x 3x 2x

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

cubitt & west
Helping you move forwards

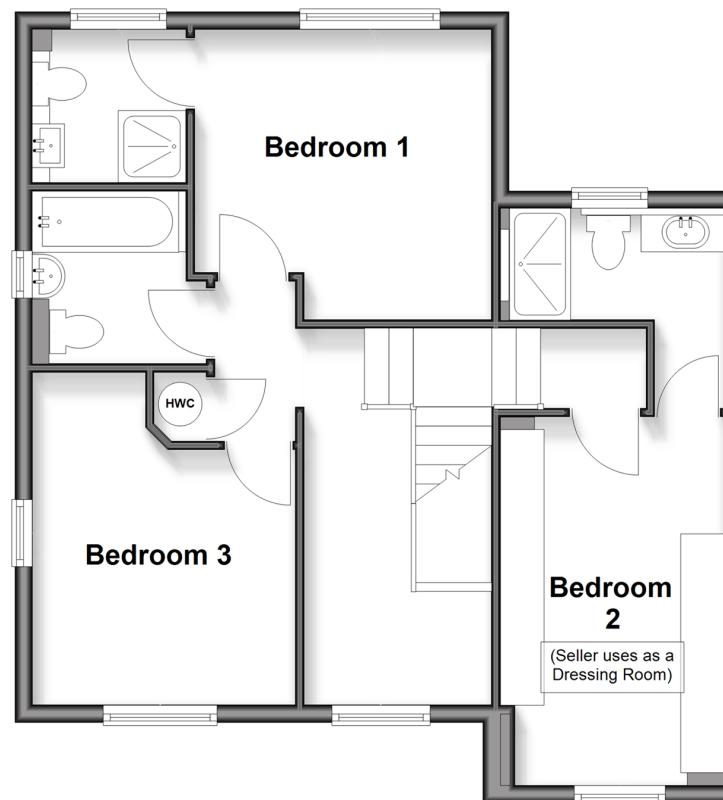
Ground Floor

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.



cubitt&west
Helping you move forwards

Call Southwater Branch 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



21909184/20260113/CR/DA