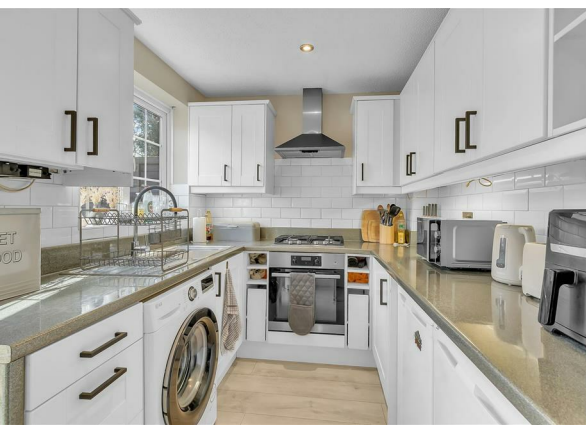


Timber Mill, Southwater, RH13 9SR

Asking Price £285,000

Council Tax Band: B



LOCATION

We are delighted to bring to the market this very well-presented one bedroom terrace house in a popular location off Cedar Drive in the village of Southwater. Southwater has its own village centre with a good range of shops, a bank, restaurants, a doctors practice and a dental surgery. The picturesque Southwater Country Park is also within walking distance. For those commuting by car there is quick access to the A24 and also regular buses to Horsham town centre which is only three miles away.

PROPERTY

You enter this very well-maintained property into the living room with modern flooring and neutral decor. The well-equipped kitchen, at the rear, has a large range of white base and wall units, gas hob and under-counter fridge and freezer. There is a door leading out to the fabulous, private, low maintenance rear garden. Upstairs is a good-sized bedroom, with stylish panelling and over-stairs cupboard. The modern bathroom with white suite and shower over the bath is also a good size. Finally, out on the landing is an area, with a window, which can be used as a study/office space or for extra storage. This property has been recently redecorated throughout, with new flooring and boiler, and an internal viewing is highly recommended.

OUTSIDE

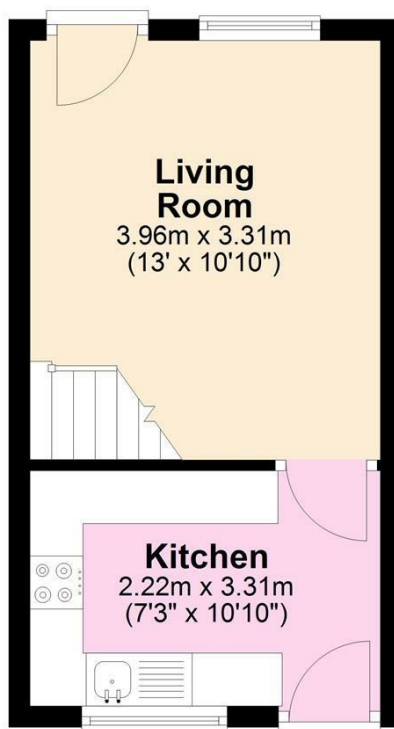
The front garden is mainly laid to lawn, with a shrub border and path to the front door. The rear garden has been completely transformed by the current owners, with a new patio, artificial grass, fencing and gate. There is one allocated parking space around the back of the property and plenty of on-street parking.



Open House Horsham

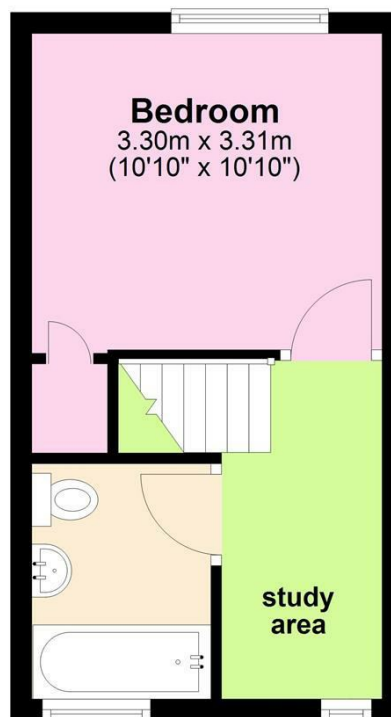
Ground Floor

Approx. 20.8 sq. metres (223.7 sq. feet)

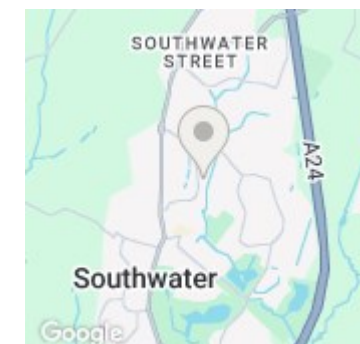


First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Total area: approx. 42.6 sq. metres (458.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC